



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Grants Management Division

m e m o r a n d u m

TO: Elizabeth H. Tyler, FAICP, Community Development Director

FROM: John A. Schneider, Manager, Grants Management Division

DATE: March 25, 2011

SUBJECT: AN ORDINANCE APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLAN FOR FISCAL YEAR 2011-2012

Description

The City of Urbana, Grants Management Division, has prepared the *City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012* (AAP). The AAP must be submitted to the US Department of Housing and Urban Development (HUD) by May 13, 2011 in order for the City of Urbana to continue to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding.

Issues

The issue is for the Community Development Commission (CDC) to review the Annual Action Plan for FY 2011-2012 and make a final recommendation to the Urbana City Council.

Background & Discussion

The funding allocation amounts for the next fiscal year have not been yet determined, as the Department of Housing and Urban Development (HUD) has not announced its formula allocations for entitlement communities. Direction from the City's HUD Representative was for the FY 2011-2012 AAP budget to be developed based on the assumption that the grant allocations for the City of Urbana and Urbana HOME Consortium will be at least the same as the allocations for the previous year. In FY 2010-2011, the HOME allocation was **\$1,130,755**, and the CDBG allocation was approximately **\$505,007**.

In the event official notification is received from HUD regarding the actual allocations for FY 2011-2012 before the plan is presented for City Council approval, the budgets for the HOME and CDBG programs will be adjusted to reflect the actual allocations. After Council approval, if the City grant amounts allocated by HUD differ significantly from the budgeted amounts, an amendment to the FY 2011-2012 Annual Action Plan may be required to make the necessary budget adjustments.

At its February 22, 2011 meeting, CDC reviewed the Draft AAP FY 2011-2012 and provided input, which has been incorporated into the final version. A February 18, 2011 memorandum to CDC included a breakdown of the projects and budgets for both the CDBG and HOME programs included in the Plan. A summary of that information is as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

For FY 2010-2011, the City of Urbana's CDBG allocation from HUD is projected as the same as last year's funding of **\$505,007**. The CDBG revenues are enhanced by an estimated **\$11,445** in program income from prior years. Total estimated CDBG resources for FY 2011-2012, including estimated program income, is **\$516,452**.

HOME INVESTMENT PARTNERSHIPS ACT (HOME) PROGRAM

The Urbana HOME Consortium allocation from HUD is expected to be **\$1,130,755** for FY 2011-2012, the same amount as was allocated in the previous year. The City of Urbana HOME revenues are enhanced by the City of Champaign's estimated **\$24,500** in program income and the City of Urbana's unobligated carryover of **\$12,500**, which is available due to program income received and disbursed during FY 2010-2011.

Although CHDO funding for operating and project set-aside is reserved in the proposed Annual Action Plan, no final allocations have been recommended due to a number of variables regarding the viability of proposed projects and potential CHDO eligibility. It is anticipated that Champaign County Neighborhood Alliance for Habitat (CCNAfH) will receive designation as a 501 (c)(3) non-profit charitable organization the Internal Revenue Service (IRS) in the near future (hopefully by end of May, 2011). Upon receipt of IRS decision regarding the non-profit status of CCNAfH, the HOME Technical Committee will formulate allocation recommendations for CHDO operating and for the most viable CHDO projects.

The City of Urbana HOME budget includes allocating funds to its Whole House Rehabilitation Program in addition to making funding available for use in three other programs. A potential option for Urbana HOME Funding is to create an Acquisition-Rehabilitation Program, which has been very successful in the City of Champaign and is likewise being considered by the Champaign County Regional Planning Commission. Other existing programs or projects that could utilize Urbana HOME funding include the Purchase/Rehab/Resell Program and the Kerr Avenue Sustainable Development Project. In an upcoming meeting, staff will review proposed program guidelines and funding amounts for these programs.

Allocation of City of Urbana HOME Funds to a Rental Rehabilitation Program is not being recommended for FY 2011-2012 because of limited staff capacity. Such a program would likely require extensive documentation, significant monitoring/oversight and ongoing reporting relative to several federal regulations that would apply, including: Federal Davis-Bacon Prevailing Wage Act, Section 504, and Section 3 requirements.

Options

1. Forward the Ordinance Approving the City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012 to the Urbana City Council with a recommendation for approval.
2. Forward the Ordinance Approving the City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012 with suggested changes to the Urbana City Council with a recommendation for approval.
3. Do not recommend Council approve the Ordinance.

Fiscal Impact

There are considerable fiscal impacts associated with the preparation of the *City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012*. The proposed AAP includes estimated revenue from HUD of **\$505,007** in CDBG funds, and estimated HOME program revenue from HUD of **\$1,130,755**. Urbana match funding required for its share of the HOME program for FY 2011-2012 is estimated to be **\$64,311**. These matching funds are allocated in the Capital Improvement Funds from City general funds. All of the Consortium members and certified CHDOs are also obligated to provide 25 percent match contribution for their projects.

Failure to submit AAP to HUD by the May 13, 2011 deadline could result in a significant delay in accessing CDBG and HOME funds, which would create a financial burden for the City to advance funds for these programs.

Recommendation

Staff recommends that the CDC forward the Ordinance approving the *City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012* to the Urbana City Council with a recommendation for approval.

Prepared By:

Jen Gonzalez
HOME Grant Coordinator

Attachments:

1. AN ORDINANCE APPROVING THE CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLAN FY 2011-2012
2. CITY OF URBANA AND URBANA HOME CONSORTIUM ANNUAL ACTION PLAN FY 2011-2012

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CITY OF URBANA
AND URBANA HOME CONSORTIUM
ANNUAL ACTION PLAN FY 2011-2012

WHEREAS, the City of Urbana has been designated an entitlement city under the Federal Housing and Community Development Act of 1974, as amended, and as such is eligible for Community Development Block Grant (hereinafter "CDBG") funds upon proper submittal being made to the United States Department of Housing and Urban Development (hereinafter "HUD"); and

WHEREAS, the City of Urbana has been designated lead entity for the Urbana HOME Consortium in accordance with the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and as such is eligible to receive HOME Investment Partnerships (hereinafter "HOME") funds on behalf of the City of Urbana, City of Champaign, and Champaign County; and

WHEREAS, on January 5, 1995, HUD published a final rule in the Federal Register requiring a five-year consolidated plan and annual action plans for all HUD community planning and development formula grant programs, consolidating into a single annual submission the planning, application, and reporting aspects of the CDBG, HOME, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS Programs, and the Comprehensive Housing Affordability Strategy; and

WHEREAS, the Urbana City Council approved the *City of Urbana and Urbana HOME Consortium (Champaign/Urbana/Champaign County) FY 2010-2014 Consolidated Plan* on April 19, 2010; and

WHEREAS, the Urbana Community Development Commission, assisted by Urbana Community Development Services staff, has prepared the *City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012* (hereinafter the "Annual Action Plan"); and

WHEREAS, on December 22, 2010, a notice was published in the Champaign-Urbana *News-Gazette* describing the Annual Action Plan; requesting public input; and announcing a January 4, 2011 public hearing on the Annual Action Plan; and

WHEREAS, Community Development Division Staff held a public hearing on the Annual Action Plan on January 4, 2011 at the Urbana City Building, 400 South Vine Street, Urbana, Illinois; and

WHEREAS, on February 25, 2011, a notice was published in the Champaign-Urbana *News Gazette* describing the Annual Action Plan; announcing a public review period beginning February 25, 2011 and ending March 29, 2011; and announcing a March 29, 2011 public hearing on the Annual Action Plan; and

WHEREAS, Community Development Commission held a public hearing on the Annual Action Plan on March 29, 2011, at the Urbana City Building, 400 South Vine Street, Urbana, Illinois; and

WHEREAS, at its March 29, 2011 meeting, the Urbana Community Development Commission recommended adoption of the Annual Action Plan by the Urbana City Council; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That the *City of Urbana and Urbana HOME Consortium Annual Action Plan FY 2011-2012*, in substantially the form as attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the Mayor is hereby designated as the authorized representative of the City of Urbana to take any action necessary in connection with said Annual Action Plan to implement the CDBG and HOME programs and to provide such additional information as may be required.

Section 3. That upon review and comment by the Urbana Community Development Commission, the Mayor is hereby designated to execute subgrantee

agreements for the following programs and activities identified in said Annual Action Plan.

- Public Service Activities under the Consolidated Social Service Funding Program

Section 4. That subgrantee agreements for the following programs and activities identified in said Annual Action Plan shall be subject to review and approval by the Urbana City Council before execution by the Mayor.

- C-U Independence
- Center for Women in Transition - AWP Sprinkler
- Center for Women in Transition - Forbes Kitchen
- University YMCA - Accessibility for Restrooms
- Mental Health Center Housing Corp. - Carroll Ave. Supported Apts.
- Urbana Neighborhood Connections Center
- Community Housing Development Project Funds (15% CHDO Set-Aside)
- Community Housing Development Operating Funds (5% CHDO Operating Set-Aside)

PASSED by the City Council this _____ day of _____,
_____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____,
_____.

Laurel Lunt Prussing, Mayor



*City of Urbana
and
Urbana HOME
Consortium*

DRAFT

**Annual Action Plan
FY 2011-2012**

Prepared by:
City of Urbana
Community Development Services
Grants Management Division
400 South Vine Street
Urbana, IL 61801
217.384.2447
www.urbanaininois.us

Approved by Urbana City Council
Ordinance No.

Table of Contents (grouped by category)

SF424.....	i
I. INTRODUCTION	1
Executive Summary	3
Objective and Outcomes	5
Citizen Participation.....	10
Resources	11
Description of Activities	12
Geographic Distribution	12
II. HOUSING	
Specific Housing Priorities & Objectives	16
Needs of Public Housing	17
HOME Investment Partnerships Act (HOME).....	19
Housing Opportunities for People with AIDS (HOPWA)	<i>not applicable</i>
III. HOMELESS & SPECIAL NEEDS	
Addressing Barriers to Affordable Housing	18
Homeless Prevention	21
Priority Non-Housing Community Development Needs.....	25
Non-Homeless Special Needs	27
Emergency Shelter Grants (ESG).....	<i>not applicable</i>
IV. OTHER ACTIONS (Community Development)	
Developing Institutional Structures	13
Monitoring	14
Lead-Based Paint Hazards	15
Antipoverty Strategy	26
Address Obstacles to Meeting Underserved Needs.....	29
Foster and Maintain Affordable Housing.....	29
V. PROGRAM SPECIFIC REQUIREMENTS	
<u>A. City of Urbana Community Development Block Grant Program</u>	
1. Administration	30
2. New Funding Activities.....	31
a. Housing Rehabilitation Activities	31
b. Public Facilities and Improvements	33
c. Public Service	36
d. Transitional Housing Program	36
3. Carryover Activities	37
4. Budget Summary	40

B. Urbana HOME Consortium HOME Investment Partnerships Program

1. Administration	41
2. CHDO Project Reserve Set-Aside	42
3. CHDO Operating Set-Aside	43
4. City of Champaign Projects.....	44
5. Champaign County Projects.....	45
6. City of Urbana Projects.....	47
7. Budget Summary.....	50

VI. APPENDICES

Appendix I: Tables

- Table 3A - Summary of Specific Annual Objectives
- Table 3B - Annual Affordable Housing Completion Goals
- Table 3C - Consolidated Plan Listing of Projects

Appendix II: Target Area Map

Appendix III: Goals, Strategies, and Activities

Appendix IV: Citizen Participation Minutes and Public Input

VII. ADDITIONAL ATTACHMENT

HUD Certifications: CPMP Non-State Grantee Certifications

CITY OF URBANA and URBANA HOME CONSORTIUM

ANNUAL ACTION PLAN – FY 2011-2012

I. INTRODUCTION

Form Application

See Standard Forms HUD-424.

FY 2011-2012 Annual Action Plan:

The Urbana HOME Consortium and the City of Urbana Annual Action Plan for FY 2011-2012 identifies activities that are planned to be implemented by the City of Urbana and the members of the Urbana HOME Consortium during the period beginning July 1, 2011 and ending June 30, 2012.

This Annual Action Plan budgets the use of two federal housing entitlement funds, Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program. The Annual Action Plan for FY 2011-2012 has been developed to further five-year strategies identified in the *City of Urbana and Urbana HOME Consortium Consolidated Plan for Program Years 2010-2014*. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana and the Urbana HOME Consortium during the second year of the five-year Consolidated Plan period.

The CDBG portion of the Annual Action Plan identifies the planned uses of CDBG entitlement funds by the City of Urbana for FY 2011-2012. The HOME portion of the Annual Action Plan identifies uses of HOME funds by members of the Urbana HOME Consortium. The members of the Urbana HOME Consortium (a.k.a. the Champaign/Urbana/Champaign County HOME Consortium) are the City of Urbana, the City of Champaign, and Champaign County.

The Annual Action Plan will be on file for public review and comment during the period beginning February 25, 2011 through March 29, 2011. On March 29, 2011 the City will hold a public hearing to obtain comments regarding the draft Annual Action Plan. The hearing will be held at 7:00 p.m. in the Council Chambers of the Urbana City Complex, 400 South Vine Street. All comments received at the hearing, as well as other written comments submitted during the public review period, will be included in the Annual Action Plan.

For more information regarding the City of Urbana's use of CDBG or HOME funds, contact:

John A. Schneider, Grants Management Division Manager, City of Urbana, Grants Management Division, at 217-384-2447 or by email at: jaschneider@urbanaininois.us

For more information regarding use of CDBG or HOME funds in the City of Champaign, contact:

Kerri Spear, Neighborhood Programs Manager, City of Champaign, Neighborhood Services Department, at 217-403-7070. The Neighborhood Services Department email address is: NeighborhoodServices@ci.champaign.il.us.

For more information regarding use of HOME funds in unincorporated Champaign County, contact:

Darlene Kloeppeel or Sean Treat, Champaign County Regional Planning Commission, at 217-328-3313 or by email at dkloeppeel@ccrpc.org, or streat@ccrpc.org.

EXECUTIVE SUMMARY

1. Managing the Process

The FY 2011-2012 Urbana HOME Consortium and the City of Urbana Annual Action Plan identifies housing and community development activities to be implemented during the second year of the five-year Consolidated Plan period. The Annual Action Plan identifies activities that will be undertaken by the City of Urbana with Community Development Block Grant (CDBG) funds during the year beginning July 1, 2011, as well as activities to be undertaken by the City of Urbana, City of Champaign, and Champaign County with HOME Investment Partnerships (HOME) funds during the same year.

The Annual Action Plan is being prepared by the City of Urbana in its dual capacity as CDBG entitlement recipient and lead entity of the Urbana HOME Consortium. The Urbana Community Development Commission will review the proposed Annual Action Plan at its March 29, 2011 meeting and will make a recommendation to the Urbana City Council regarding approval of the Plan.

The Urbana City Council Committee of the Whole will review the Annual Action Plan at its April 11, 2011 meeting. The Urbana City Council will be asked to approve the proposed FY 2011-2012 Annual Action Plan at its Regular Meeting on April 18, 2011. Prior to approving the Annual Action Plan, the City of Urbana will obtain concurrence from the City of Champaign and Champaign County regarding the use of HOME funds by the Consortium members.

Activities in this Annual Action Plan address strategies identified in the five-year 2010-2014 Consolidated Plan. Through its **CDBG Program**, the City of Urbana proposes to:

- Conserve housing stock through rehabilitation.
- Provide improvements necessary to remove barriers to accessibility to persons with disabilities (Access/Emergency Grants).
- Alleviate hazardous conditions that pose a threat to health and safety of residents (Access/Emergency Grants).
- Provide funds for home maintenance repair for elderly or persons with disabilities at any age, for very-low income households (Senior Repair Service Grants).
- Provide funds for property acquisition/demolition/maintenance to eliminate slum and blight, and support Affordable Housing programs with non-profits and Community Development Housing Organizations (CHDOs).
- Provide funding to C-U Independence, which manages the Developmental Services Center group home at their Kerr Avenue facility in Urbana, for the installation of new flooring and painting of an exposed sprinkler system.

- Provide funding to Center for Women in Transition at their domestic violence (DV) shelter (formerly A Woman's Place) located in Urbana for the installation of a new sprinkler system, and the replacement of the kitchen in the Forbes shelter located in Champaign.
- Provide funding to the YMCA at the University of Illinois located in Champaign for improving accessibility to the men's and women's bathrooms on the lower lever to make them ADA compliant.
- Provide funding to the Mental Health Center of Champaign County Housing Corporation for the installation of lighting upgrades in the kitchen and bathroom of each unit at the Carroll Avenue Supported Apartment Program located in Urbana.
- Provide funding to the Urbana Neighborhood Connections Center for the installation of new flooring.
- Provide funding, which augments the City's general revenue fund, for street, sidewalk, and streetlight improvements in targeted neighborhoods.
- Clearance of secondary buildings and structures that create health and safety concerns. (Clearance of Slum/Blighted Conditions)
- Support public service programs and other activities targeted toward very low-income Urbana residents.
- Sponsor special neighborhood cleanup activities in the target areas.
- Assist homeless families through the City's Transitional Housing Program.
- Contribute funds toward the development of infrastructure on the Kerr Avenue affordable and sustainable housing project (carryover).

Through the **HOME Program**, the Urbana HOME Consortium members propose to:

- Provide operating funds to certified Community Housing Development Organizations (CHDOs) that develop affordable housing opportunities.
- Contribute toward projects providing homeownership of newly constructed energy efficient homes for low- and moderate-income families (Champaign County Neighborhood Alliance for Habitat).
- Rehabilitate owner-occupied housing in Champaign, Urbana, and in unincorporated areas of Champaign County.
- Contribute funds for the process of planning and designing affordable, sustainable housing on City-owned property.
- Contribute toward programs that will provide homeownership units for low- and very-low income households.
- Contribute funds toward rehabilitation of rental units for low- and very-low income households.

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan, which is included as part of the Consolidated Plan. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public

participation by the broadest audience possible, the City held public hearings and solicited citizen input at various times and locations throughout the City.

2. Objectives and Outcomes

A summary of the Consolidated Plan Objectives and Outcomes is provided below and contains Objectives (with associated Goals as listed in Appendix D of the FY 2010-2014 City of Urbana and Urbana HOME Consortium Consolidated Plan) and the anticipated Outcomes from implementing the strategies associated with the Consolidated Plan goals.

The following Objectives and Outcomes summary serves as the framework for an outcome-based performance measurement system for the City of Urbana and Urbana HOME Consortium to monitor its progress toward meeting goals of the FY 2010-2014 Consolidated Plan. Each project identified in this Annual Action Plan provides the applicable Objectives and Outcomes. The anticipated results are provided as "Outcome Indicators."

OBJECTIVE 1: PROVIDE A SUITABLE LIVING ENVIRONMENT

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage expansion of local services to meet community homeless needs.*

GOAL 7: *Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes*

GOAL 8: *Support infrastructure improvements in Urbana's Community Development Target Area*

GOAL 9: *Preserve and support Urbana's neighborhoods as vibrant places to live.*

Outcome: Accessibility for the purpose of creating suitable living environments

Strategies

Create a Suitable Living Environment by providing better access to health care in the community for low-income residents. *(All Public Facilities Projects: C-U Independence, Center for Women in Transition, Mental Health Center of Champaign County Housing Corporation, YMCA at the University of Illinois, and Urbana Neighborhood Connections Center)*

Create a Suitable Living Environment for owner-occupied households with incomes at or below 80% of the area median by improving infrastructure in the targeted neighborhood. *(Projects include Neighborhood Sidewalks & Streetlights, and Kerr Subdivision Project Infrastructure)*

Create a Suitable Living Environment by improving the appearance of the targeted areas by reducing blight. *(Neighborhood Cleanup)*

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies	<p>Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities. (<i>Emergency Grant and Access Grant</i>)</p> <p>Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and housing accessible to persons with disabilities. All recipients of assistance must have household incomes at or below 50% of the area median. (<i>Senior Repair Service</i>)</p> <p>Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 80% Median Family Income (MFI) by removing dilapidated structures from owner-occupied property. (<i>Clearance of Slum & Blighted Conditions</i>)</p>
------------	--

Outcome: Sustainability for the purpose of creating suitable living environments

Strategies	<p>Create a Suitable Living Environment by providing better access to social services in the community for low-income residents. (<i>Consolidated Social Service Funding Projects</i>)</p>
------------	--

Outcome: Affordability for the purpose of creating suitable living environments

Strategy	<p>Create a Suitable Living Environment by providing support to the existing network of local homeless services. (<i>Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, and the Emergency Relocation Task Force</i>)</p>
----------	---

OBJECTIVE 2: PROVIDE DECENT HOUSING

GOAL 1: *Provide decent affordable housing opportunities for low- and moderate-income households.*

GOAL 2: *Address barriers to obtaining affordable housing*

GOAL 3: *Preserve and improve supply of affordable housing as a community resource.*

GOAL 4: *Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.*

Outcome: Affordability for the purpose of providing decent affordable housing

Strategies	<p>Provide Decent Housing by increasing capacity of Community Housing Development Organizations (CHDOs) to identify and implement programs that will provide affordable housing opportunities to recipients at or below 60% of area median income for rental and at or below 80% of the area median for homeownership). (<i>CHDO Home ownership/rental programs</i>)</p> <p>Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median (<i>Property Acquisition</i>)</p>
------------	---

Strategies

Provide Decent Housing by providing an opportunity for households with incomes at or below 80% of the area median to become homeowners (*CHDO affordable housing projects*)

Provide Decent Housing by constructing new mixed-income housing tax credit development that would include at least thirty units for residents whose household incomes are at or below 60% Median Family Income (MFI). (*Redevelopment of Dunbar Court*)

Provide Decent Housing by providing tenant-based rental assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty line. (*Tenant Based Rental Assistance*)

Provide Decent Housing by developing new down payment assistance programs for low-income buyers. (*HOME Consortium – Acquisition Rehab*)

Outcome: Accessibility for the purpose of providing decent affordable housing.

Strategies

Provide Decent Housing by providing access to services and counseling for homeless families with children to assist with transition into more permanent housing (*Urbana Transitional Housing Program for Homeless Families with Children; Supportive Housing Program for Homeless Families in Transition*)

Provide Decent Housing by identifying programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership). (*City Redevelopment Programs*)

Strategies

Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance. (*Whole House Rehabilitation Program*)

OBJECTIVE 3: Expand Economic Opportunities

GOAL 5: *Support community efforts to provide services and training for low- and moderate-income residents.*

GOAL 6: *Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.*

Outcome: Accessibility for the purpose of creating economic opportunities

Strategies

Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need. (*Consolidated Social Service Funding Projects*)

Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults (*Consolidated Social Service Funding Projects*)

Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana (*Consolidated Social Service Funding Projects*)

3. Evaluation of Past Performance

Based on input received during public hearings, Community Development Commission meetings and City Council meetings, infrastructure projects to be implemented during the FY 2010-2014 Consolidated Planning period will help to provide a more suitable and safe living environment. The infrastructure reconstruction and installation projects in this Annual Action Plan will also address suitable and safe living environment objectives.

The demand for assistance through the Emergency, Access, and Senior Repair Programs fluctuates year-to-year. Increasing utility and maintenance costs as well as other rising housing costs place a burden on the lower income households. The City maintains a waiting list for Whole House Rehabilitation participants for which the demand remains high due to limited funding availability. Owner-occupied housing rehabilitation programs have a positive impact for participants and help stabilize properties. Programs addressing neighborhood conditions are continuing to become more successful at improving the overall appearance of the target neighborhoods.

Since 2007, City of Urbana staff has annually conducted a survey in the target neighborhoods to identify blighted secondary structures and vacant, deteriorated buildings that need to be repaired or demolished. As part of this program, during FY 2011-2012, Code Enforcement staff will continue to work with owners to encourage mitigation of the blighted conditions. Property owners are also informed of the availability of City of Urbana programs for income-qualified owner-occupants that will offset the cost of abatement. In the past four years this process has resulted in removal of 24 blighted structures.

The Neighborhood Newsletter is mailed three times each year to provide residents of the target neighborhoods notification of the available programs for assistance and to address these conditions. The City also keeps residents informed through public notices and information posted on the City website at www.urbanaininois.us, in the local newspaper, and on the public access television channel.

The City's Emergency Grant and Senior Repair Service Programs provide much-needed funds that mitigate the immediate and deferred maintenance issues for those who otherwise would not be able to afford such repairs. This is an essential element of helping to stabilize the target neighborhoods.

The Access Grant Program is intended to help remove barriers to accessibility for persons with disabilities. It is available for renters or homeowners who earn less than 80% of Median Family Income to make necessary improvements.

In FY 2010-2011, the City and Urbana HOME Consortium Programs have assisted residents by program or location as indicated in the following table. The table also includes the expected number of residents estimated to be served during FY 2011-2012.

		Number Assisted		
	<i>Program Name</i>	<i>FY 2010-2011</i>	<i>FY 2010-2014</i>	<i>FY 2011-</i>
		<i>(to date)</i>	<i>Con Plan</i>	<i>2012</i>
			<i>Period Goals</i>	<i>Expected</i>
City of Urbana HOME & CDBG	Urbana Emergency Grant/Access Grant	12	91	20
	Urbana Whole House Rehabilitation	4	24	5
	Urbana Senior Repair Service	25	102	18
	Urbana Public Facilities Improvements	421	4665	2774
	Urbana Public Services			
	Transitional Housing Program	4 families	18 families	4 families
	Consolidated Social Service Funding	642	2378	675
	Neighborhood Cleanup	242	1528	475
HOME - City of Champaign & Champaign County	CHDO Consortium Homeownership Programs	0	14	5
	CHDO – HOME Consortium Rental Programs	2	2	0
	Consortium TBRA (# of Households)	9	9	10
	Champaign - Full Home Rehabilitation	0	37	4
	Champaign - New Rental Housing Units	0	4	0
	Champaign – Rental Rehabilitation	0	0	4
	Champaign – Lot Acquisition	0	10	1
	Champaign – Acquisition Rehab	10	6	11
	County – Full Home Rehabilitation	1	8	3

The City and Consortium work to identify other new programs to improve property values and neighborhood appearance; however, federal funding limitations may affect the extent to which new programs can be carried out.

The City of Urbana instituted a Rental Registration Program in 2007 to address rental property conditions. The program is enforced on a citywide basis to ensure that all rental units are in compliance with the current property maintenance codes. This program will help to stabilize neighborhoods through inspection of rental units to ensure safe housing that complies with City codes for the tenants. In FY 2011, City inspectors have inspected approximately 1255 dwelling units in six geographical areas of Urbana. The total number of units inspected since the program began in 2007 is 6238. The program goal is for all of the 9111 currently registered rental units in the City to be systematically inspected at least every five years to ensure compliance with the current Property Maintenance Code standards.

CITIZEN PARTICIPATION

The Annual Action Plan was developed by the City of Urbana in accordance with its Citizen Participation Plan included as part of the 2010-2014 Consolidated Plan process. The Urbana Community Development Commission sponsored public hearings to obtain input prior to and during plan preparation. In order to encourage public participation by the broadest audience possible, the City held public hearings, and solicited citizen input at various times and locations throughout the City, as follows:

Date	Format	Target Audience	Location	Morn.	Eve.
12/06/10	Open Meeting	Social Service Agencies	Urbana City Building	✓	✓
1/03/11	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Prairie Elementary School Library		✓
1/04/11	Public Hearing	Social Service Agencies	Urbana City Building	✓	
1/04/11	Public Hearing	Residents of Neighborhood, Urbana & Consortium	Urbana City Building		✓
1/05/11	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	Washington Early Childhood School Library		✓
1/06/11	Neighborhood Meeting	Residents of Neighborhood, Urbana & Consortium	King Elementary School		✓
2/25/11-3/29/11	Public Review & Comment	Residents of Neighborhood, Urbana & Consortium, and all interested parties	Urbana Public Library	(Business Hrs)	
				✓	✓
			City Clerk's Office	✓	
			Community Development Services Office	✓	
3/29/11	Public Hearing	Residents of Urbana & Consortium and all interested parties	Urbana City Building		✓

1. Citizen Participation: Comments Received

Comments received in January 2011 regarding the Annual Action Plan are in support of the City continuing support of Consolidated Social Service Programs, and the funding for Public Facility and Infrastructure improvements. Meeting minutes and attendance sheets are included as Appendix IV to this Action Plan. In order to broaden public participation in the Consolidated Plan/Annual Action Plan process, the City provided notice of neighborhood meetings and public hearings as follows:

- Included all meeting information in a newsletter which is sent to all residents of the City's target areas
- Provided public notice by advertising in a local, widely-read newspaper
- Provided public notice on City Website www.urbanainillinois.us
- Provided announcements via a City operated public access television channel which is available to residents of the broader community (City of Urbana, City of Champaign, and Champaign County)

RESOURCES

The Annual Action Plan describes activities to be undertaken by the City of Urbana with CDBG funds and by Urbana HOME Consortium members with HOME funds. The City of Urbana expects to receive **\$505,007** in FY 2011-2012 CDBG entitlement funds. These funds will be combined with an estimated **\$11,445** in program income to create a total estimated CDBG program budget of **\$516,452**.

Leveraging is one of three primary objectives used by the City to determine how CDBG funds are to be used in Urbana (the other two objectives are impact on community and collaboration with other agencies). The following CDBG-funded activities involve leveraging of other public and private funds:

- CDBG funds for infrastructure improvement activities within the targeted area will leverage other city resources and, in one case, federal funds for the project.
- All CDBG subrecipients have pledged non-CDBG funds as leverage for delivery of their CDBG-funded activities: C-U Independence has pledged twenty-five percent (25%) towards repairs at their Kerr Avenue facility; Center for Women has pledged twenty-five percent (25%) towards kitchen renovations of their Forbes building & twenty-five percent (25%) towards the installation of a new sprinkler system at the domestic violence (DV) shelter (former A Woman's Place); the YMCA at the University of Illinois has pledged seventy-six percent (76%) towards the renovations to the men's and women's bathrooms on the lower level to make them ADA compliant; Mental Health Center of Champaign County Housing Corporation has pledged twenty-six percent (26%) towards the lighting upgrade to the kitchen and bathroom of each unit at their Carroll Avenue Supported group home; and the Urbana Neighborhood Connections Center has pledged sixty-six percent (66%) towards the installation of new flooring.

- The Urbana HOME Consortium expects to receive **\$1,130,755** in FY 2011-2012 HOME funds. These funds will be combined with **\$226,151** in Consortium-wide Local Match funds. The final Annual Action Plan will have a budget total that includes projected administrative carryover. Funds remaining as of July 1, 2011 from uncompleted projects from previous years will be carried over to be expended in the next year.

As with the CDBG program, many HOME-assisted activities involve leveraging non-HOME funds:

- HOME funds allocated to the Ecological Construction Laboratory for development of energy efficient owner occupied homes will be leveraged by down payment assistance, material donations volunteer participation, and monetary donation. HOME funds allocated to the Homestead Corporation for its Affordable Homeownership Programs will be leveraged by down payment assistance provided through other agencies.

The HOME Program match requirement for Consortium Members will be satisfied through a number of eligible sources, including, but not exclusively, allocation of local government funds, utilization of Carryover Match Contributions from prior years, and other non-federal funds. Community Housing Development Organizations will use non-Federal funds such as Illinois Affordable Housing Trust funds, funds from the Federal Home Loan Bank of Chicago and private loans to meet their HOME match requirements.

DESCRIPTION OF ACTIVITIES TO BE TAKEN

See Listing of Proposed Projects (*CDBG...page 30 and HOME Program...page 41*)

GEOGRAPHIC DISTRIBUTION

Since 1985, the City of Urbana has targeted its Community Development Block Grant funds to improve conditions in its Community Development Target Area, which consists of Census Tracts 53, 54, and 55 in north and east central Urbana. For the Program Years associated with the FY 2010-2014 Consolidated Plan, the Community Development Target Area also includes Block Group 1 of Census Tract 56. A graphic (map) depicting the expanded boundary of Community Development Target Area is attached as Appendix II. The areas of Minority Concentration are Census Tracts 51:1, 53:2, 53:3 and 53:5.

This information is provided graphically in the 2010-2014 Consolidated Plan as Map 4, in the map section of the plan.

Urbana Community Development Target Area		
CENSUS TRACT	BLOCK GROUP	LOW MOD INCOME%
53	1	64.1%
53	2	87.4%
53	3	81.0%
53	5	76.7%
54	4	79.3%
54	5	68.7%
54	6	51.5%
55	1	91.9%
55	3	69.5%
55	4	39.4%
55	5	48.1%
55	6	61.0%
56	1	58.7%

The table above identifies the City of Urbana Census Tracts and Block Groups contained in the expanded Target Area and the percentage of low/moderate income persons within each Block Group. These areas correlate with the Community Development Target Area map in Appendix II.

Urbana HOME Consortium funds are divided geographically based on an intergovernmental agreement among the City of Urbana, City of Champaign, and Champaign County. Within the boundaries of each entity, HOME funds are generally used to support affordable housing activities jurisdiction-wide without further geographic targeting.

DEVELOPING INSTITUTIONAL STRUCTURES

Urbana staff is an acknowledged resource for information on housing and service agencies. Staff receives numerous telephone calls each week requesting information and makes referrals to appropriate housing and service agencies. These efforts will continue in the coming year, with an emphasis on increasing communication between agencies and updating information. The City will continue to utilize available Internet website applications to aid in this effort. The City launched a new user-friendly site with improved access to information this past year.

Although the City of Urbana and the Housing Authority of Champaign County (HACC) are separate government agencies, as prescribed by state law, the City will work with the HACC to provide input and assistance regarding the HACC's Annual Agency Plan. The seven-member HACC Board of Commissioners consists of two commissioners appointed by each of the Cities of Urbana and Champaign, an appointee that rotates between the two cities called a "floating" appointee, a commissioner appointed by the Champaign County Board, and a commissioner appointed from among residents of the HACC properties.

The City of Urbana receives a Draft Annual Agency Plan from the HACC for review and comment. Staff works with the HACC to ensure the Agency Plan is consistent with the Urbana HOME Consortium Consolidated Plan. The process includes City review of proposed capital improvement, demolition, and disposition projects that are planned in the near future. The City will continue to work with the HACC's Developer over the next year regarding the redevelopment of Dunbar Court, located in Urbana.

MONITORING

The City of Urbana and the Urbana HOME Consortium will utilize monitoring standards and procedures provided in existing publications and guidebooks. Specifically, *HUD-2030-CPD Monitoring HOME Program Performance*, *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight*, and *Basically CDBG* (prepared by TONYA, Inc.) will be utilized. A key consideration in the monitoring activities will be to ensure compliance with program requirements, including the timeliness of expenditures.

The Urbana Grants Management Division staff, the Urbana Community Development Commission, and the Urbana City Council will monitor progress toward meeting Consolidated Plan goals and objectives. The Community Development Commission is appointed by the Mayor and the City Council to provide recommendations and oversight regarding the City's Community Development Block Grant Program, the HOME Program, and other housing-related programs. The Commission meets on a monthly basis (scheduled for the fourth Tuesday) at the Urbana City Building Complex to review staff progress toward housing goals. The Commission recommends funding levels for the annual CDBG and HOME applications to the Urbana City Council, and reviews requests for other housing-related funds.

The Grants Management Division of the City of Urbana's Community Development Services Department is responsible for monitoring all programs implemented with Community Development Block Grant and HOME program funding to ensure compliance with all regulations associated with HOME and CDBG programs.

Local building codes apply to properties assisted through the City's housing rehabilitation programs. Certified inspectors from the City's Building Safety Division enforce compliance with local building codes. Assisted properties are inspected for code violations by Building Safety staff in the initial phase of the rehabilitation process. In addition, a risk assessment inspection is completed by trained and certified staff to identify potential hazards associated with lead-based paint.

After the contract is executed and during project construction progress, rehab staff performs inspections periodically to ensure proper completion of the work. Payouts to contractors are issued only after both the rehab staff and owner approve the work quality. Building Safety Division performs a final inspection of all the work associated with building codes and issues a Certificate of Occupancy that indicates all work is complete in accordance with local code. Final payment is issued to the contractor only after a Certificate of Occupancy is approved and the property has been tested to ensure lead-paint hazard clearance.

The City of Champaign and Champaign County will similarly monitor their HOME funded programs. Work processes and checklists are in place to ensure compliance with HOME program requirements related to housing code concerns.

Subrecipients will be monitored at least once a year. Programmatic expectations regarding monitoring will be detailed in all subrecipient agreements. The Grants Management Division will submit performance reports to the appropriate funding agencies in accordance with program guidelines.

LEAD-BASED PAINT

The City will continue to address lead-based paint hazard requirements. In order to be current with developing standards, City staff continues to attend workshops, review and revise the rehabilitation manual, and coordinate with contractors and environmental regulatory agencies.

The Grants Management Division of the City will continue to ensure compliance with Title X lead based paint regulations. The Grants Management Division staff is committed to meeting these obligations and will do so in the most cost-effective methods available.

The following list describes the measures to address lead based paint hazards the City intends to pursue in FY 2011-2012:

- Continue to work with the City of Champaign and Champaign County to address best practices in meeting lead-based paint requirements. This will include, but not be limited to, attending HUD-sponsored and EPA-sponsored lead-based paint training workshops, internet training applications, and related HUD efforts to provide lead-based paint hazard training.

- Continue coordination with the Illinois Department of Public Health (IDPH), Division of Environmental Health, and the Champaign County Public Health District for future funding opportunities.
- Continue to sponsor educational and training events for local government, contractors, public health officials, and other concerned parties on lead-based paint concerns.
- Continue efforts to coordinate activities in meeting HUD, IDPH, and EPA lead-based paint requirements with the Building Safety Division of the City of Urbana, Community Development Services Department.

II. HOUSING

SPECIFIC HOUSING PRIORITIES & OBJECTIVES

Housing activities to be undertaken in FY 2011-2012 are selected based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan and input received from citizens during public hearings and neighborhood meetings.

1. Rehabilitation

The City will provide housing rehabilitation assistance to low- and moderate-income residents of the Target Area in order to address deferred maintenance and stabilize property values. The City will also provide assistance to income-qualified residents to address health and safety hazards in their homes.

Access Grant funds will be used to retrofit homes of income-qualified persons with disabilities and senior residents to remove barriers and allow for a more accessible home environment. Funding will be provided to eligible senior citizens through the Senior Repair Service to help defray costs of minor repairs that would otherwise become deferred maintenance.

2. Homeownership

The City will be working with local non-profit Community Housing Development Organizations (CHDO) to continue to develop affordable, energy efficient homeownership opportunities for low- and moderate-income residents. The City and CHDOs will work to augment City funds for homeownership by seeking grant funding from the Illinois Housing Development Authority, the Federal Home Loan Bank, and other sources. Any funds acquired through such grants will be used to offset the costs of developing affordable housing.

3. Fostering Decent Housing

In 2007, construction was completed on Prairie Winds, a 92-unit Senior Retirement Center. There are 13 studio apartments and 79 one-bedroom apartments in the project. The Supportive Living Program allows Prairie Winds to offer all the apartments to Medicaid eligible and private pay persons over the age of 65. The apartments are reserved on a first-come, first-served basis. The Medicaid program allows residents to move in private pay and, if needed, then convert to Medicaid without having to change apartments or be forced to move due to lack of funds. Medicaid does not require Prairie Winds to have a certain number of residents, or specific apartments, because all 92 apartments may be occupied by Medicaid residents.

The City will continue to work closely with the Community Reinvestment Group (CRG) in identifying and supporting efforts to increase homeownership. The City worked with the CRG to sponsor its eleventh Annual Housing Fair during FY 2011-2012 on February 26, 2011. In conjunction with CRG and Consortium involvement with Money Smart Week, advertising and outreach will be stepped up in an effort to continue the increase in attendance to this popular annual event.

The City of Urbana, in cooperation with the Urbana-Champaign Continuum of Care and its member agencies, periodically conducts surveys throughout the community in order to gauge the needs of the special needs population. A Community-Wide Needs Assessment was completed in 2004.

Consolidated Social Service Funding may be set aside for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission annually provides input to the Urbana City Council regarding priorities to be considered regarding public service funding under the CDBG portion of the Consolidated Social Service Funding (CSSF) pool.

NEEDS OF PUBLIC HOUSING

Over the last five years, City of Urbana staff has spent a significant amount of time and resources related to public housing improvements and anticipate a increased level of involvement in FY 2011-2012. City staff attends the regular meetings of the board of directors of the Housing Authority of Champaign County. Staff works with the Housing Authority to provide input, and foster coordination and cooperation between the two entities.

The Crystal View Townhomes Project was completed in FY 2010-2011. The City will provide technical assistance to the Housing Authority for the redevelopment of Dunbar Court. The City continues to work with the Housing Authority to identify opportunities to provide replacement housing units to low-income residents throughout the community.

The Housing Authority was selected as a participant in the newly developing “Moving to Work” program, a program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families.

In addition to working with the Housing Authority, outreach has been targeted directly to public housing residents and Section 8 voucher holders. The Consortium will continue to work with both the Housing Authority and the voucher holders to improve the housing conditions and opportunities for these residents.

ADDRESSING BARRIERS TO AFFORDABLE HOUSING

The cost of housing within the Consortium is not significantly affected by public policies. The City of Champaign, the City of Urbana, and Champaign County have policies on taxation, land use, zoning, building codes, fees, etc., which are conventional and similar to other downstate Illinois and Midwest communities. Housing costs are influenced by the large number of transient tenants and homebuyers who are attending the University of Illinois. This high demand for housing has resulted in increased housing costs, especially in the rental housing market.

Additionally, the national housing market has affected housing costs throughout the entire Consortium area. With high demand for large single family homes on the fringes of the cities, there is very little affordable housing being built within the Consortium area. In response to the above-mentioned market influences that affect the entire Consortium, the City of Urbana has enacted the following actions to reduce any remaining barriers to affordable housing:

- The Urbana City Council periodically reviews its land development code and zoning ordinance to identify development guidelines that may unnecessarily restrict or add to housing development costs.
- The City of Urbana has not implemented incentives to develop, maintain, or improve housing that have created barriers to affordable housing.
- The City of Urbana has adopted a Human Rights Ordinance that does not allow housing discrimination based on the person’s source of income. This has aided persons who are provided with housing assistance to more easily identify housing opportunities.
- Implement strategies included in the City of Urbana Analysis of Impediments to Fair Housing Choice (as updated in January of 2010). The City of Urbana completed an Analysis of Impediments to Fair Housing Choice in January of 2010. The results of the study identified four barriers to fair housing choice, including: discrimination on the basis of a mental or physical disability, culture and language barriers, an inefficient complaint system for taking legal action

against discrimination, and housing affordability issues. The City will work to educate landlords to address these barriers.

- The City of Urbana Community Development Services Department, when considering changes in housing related policies, will consider the potential impact any policy changes might have in creating barriers to affordable housing.
- The City will continue to seek and support educational and training opportunities, which focus on eliminating barriers to affordable housing.
- The City will support tenant advocacy and education efforts by agencies such as the C-U Tenant Union.
- The Urbana HOME Consortium will require that owners of projects containing five or more units will affirmatively market any City HOME-assisted unit available for rent or purchase in a manner to attract tenants without regard to race, color, national origin, sex, religion, familial status or disability. The procedures will require that owners:
 - a) Use the Equal Housing Opportunity logo in all advertising;
 - b) Display a Fair Housing poster in the rental and sales office;
 - c) Where appropriate, advertise/use media, including minority outlets, likely to reach persons least likely to apply for the housing;
 - d) Maintain files of the Project's affirmative marketing activities for five (5) years and provide access thereto to LENDER Staff;
 - e) Not refrain from renting to any participating tenant holding a Section 8 Housing Choice Voucher, except for good cause, such as previous failure to pay rent and/or to maintain a rental unit, or the tenant's violation of other terms and conditions of tenancy;
 - f) Comply with Section 8 Housing Choice Voucher Regulations when renting to any participating tenant;
 - g) Exercise affirmative marketing of the units when vacated; and complete a Urbana HOME Consortium Affirmative Marketing Plan.

HOME INVESTMENT PARTNERSHIPS ACT (HOME)

The Urbana HOME Consortium invests all HOME funds as described in §92.205(b).

Resale/Recapture Provisions

Recapture Option - Homeownership (Direct Buyer Assistance)

For HOME-assisted, homeownership units, wherein HOME funds are utilized to provide direct assistance to the homebuyer, the Urbana HOME Consortium members may utilize one of two net sales proceeds formulas to recapture HOME funds in the event that affordability requirements are not met for the full term of the affordability period due to a sale of the property or foreclosure.

If the net proceeds resulting from the sale or foreclosure of a HOME assisted property are not sufficient to recapture the full amount of the HOME investment and enable the homeowner to recover the amount of the homeowner's down payment and any capital improvements investment made by the owner since purchase, the Participating Jurisdiction will share the net proceeds. The net proceeds are the sale price minus loan repayment (other than HOME funds) and closing costs.

The net sales proceeds may be divided proportionately as set forth in one of the following mathematical formulas:

$$\frac{\text{HOME Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Recaptured HOME Funds}$$

$$\frac{\text{Homeowner Investment}}{\text{HOME investment} + \text{Homeowner investment}} \times \text{Net Proceeds} = \text{Amount to homeowner}$$

Note: The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, to secure the HOME funds, a mortgage and promissory note shall be executed for any HOME funded homeownership property and shall be recorded against the title to the property. The mortgage and promissory note shall include the prescribed net sales proceeds provision for the recapture of HOME funds as stated above.

Resale Option – Other HOME Assisted Projects:

For other HOME assisted projects, to ensure compliance with the prescribed affordability period requirements, a resale restriction will be utilized. The resale restriction shall be in effect for the duration of the prescribed affordability period based on the amount of HOME assistance provided and will transfer to any future owners of the assisted property should the property be sold before the expiration of the affordability period.

The City of Urbana, Urbana HOME Consortium members, and designated Community Housing Development Organizations agree that, to the extent allowable by law, a mortgage and promissory note, and a land-use restriction agreement shall be prepared, executed and recorded against the title to the property for all other projects assisted with HOME funds as required.

The mortgage, note, and land-use restriction agreement shall include a provision restricting subsequent sales of any house to a family having income at or below 80 percent of area median family income for the period of affordability, which is determined in the HOME regulations as a function of HOME funds invested in said housing property. The mortgage, note, and land-use restriction shall be recorded against the title to the property. For rental projects, the mortgage, promissory note and land-use restriction agreement shall include rent and occupancy restrictions depending upon the amount of HOME funds invested per unit.

Refinancing a HOME-Funded Project

Refinancing of a project may occur only if specifically authorized in an Annual Action Plan approved by the Urbana City Council, and then only if conditions of the refinancing are clearly stated in the Plan. To be eligible for refinancing a project must meet the following conditions:

- Refinancing cannot be the primary purpose of the HOME investment. Refinancing is only appropriate when HOME funds are loaned to rehabilitate the property for which refinancing is being requested and then only when necessary to permit or ensure continued affordability. To demonstrate that rehabilitation is the primary activity for which HOME funds have been expended in connection with the property, at least \$5,000 per unit average in HOME funds must have been provided for rehabilitation of the property.
- The project sponsor requesting HOME funds for debt refinancing must demonstrate, and the City must confirm, that disinvestment in the property has not occurred, long-term needs of the project can be met through the refinancing, and servicing the targeted population over an extended affordability period is feasible.
- Refinancing may be approved either to maintain current affordable units or to create additional affordable units.
- Properties for which refinancing is approved may be located anywhere within the Urbana corporate limits.
- Properties for which refinancing is approved are subject to an affordability period of at least five years starting on the date the refinancing is closed.
- HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

III. HOMELESS & SPECIAL NEEDS

HOMELESS PREVENTION

1. Sources of Funds

The City participates in the Urbana-Champaign Continuum of Care group in a cooperative effort to maximize the resources of the local municipalities (Urbana, Champaign, Champaign County, and Rantoul) and the local agencies that provide assistance to the homeless and special needs population. The activities proposed in the Annual Action Plan that are designed to address needs of homeless persons with special needs include:

- The City of Urbana CDBG budget provides approximately **\$56,968** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for twenty years.
- The City will work with local agencies that provide services to the homeless through the Continuum of Care (Continuum) and Council of Service Providers to the Homeless (CSPH) to assist with grant applications and to help facilitate interagency cooperation in addressing and preventing chronic homelessness in the community. Both the Continuum and the CSPH regularly review and evaluate the needs of the community for homeless and homeless prevention.
- The City may provide support to emergency and transitional shelters through the Consolidated Social Service Pool funding allocations. Obstacles to providing services to the homeless include a reduction of state and federal funding accessible to the agencies who work directly with the homeless population.
- Urbana will also continue to operate a HUD-funded Supportive Housing Program for Homeless Families in Transition. While non-profit agencies deliver services, City staff currently administers the program and aids in structuring strategic initiatives that enhance program opportunities.
- Effective July 1, 2006, the City of Urbana transferred the Shelter Plus Care grant program to the Champaign County Regional Planning Commission (CCRPC), as CCRPC has sufficient staff to effectively administer the program. This transfer of the grant and associated responsibilities was approved by HUD. The services remain the same, and CCRPC continues to work with non-profits to deliver services of the program. The City works with CCRPC by providing inspection services for Shelter Plus Care properties within City limits.
- The Urbana HOME Consortium has collaboratively allocated a total of \$282,902 of HOME funds to a Tenant Based Rental Assistance (TBRA) Program that is currently operated by the Champaign County Regional Planning Commission to provide rent assistance Consortium wide. Funds were allocated during FY 2009-2010 and FY 2010-2011. In addition, the City of Champaign allocated \$72,000 of its FY 2010-2011 HOME allocation for TBRA to be targeted within the City of Champaign.

At the time of development of this DRAFT Plan, the City of Urbana has begun the process of amending previous Annual Action Plans in order to allocate unobligated HOME Funding for \$190,149 to Community Elements, a local non-profit mental health provider, for their TBRA program.

2. Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, has devised a Strategic Plan for the prevention, coordination, maintenance, and evaluation regarding services to address the issue of homelessness in Champaign County. The goals for the City of Urbana and the Urbana HOME Consortium, as outlined in the Strategic Plan include:

- Developing an interagency effort to address emergency rental property closings.
- Developing twenty-five (25) Single Room Occupancy (SRO) bed spaces for single persons to incorporate housing options with less restrictive felony restrictions.

The Annual Action Plan programs combine multiple sources for a concerted effort to address the current homeless population, as well as those at risk of becoming homeless:

- The Consortium members and other local municipal agencies, as well as utilities, have created an Emergency Tenant Relocation Task Force, facilitated by the City of Urbana, to address issues that would help those households who face the need to move from their current homes or apartments because of potential disconnection of one or more utilities. The Task Force has created a referral resource list.

3. Chronic Homelessness

The City of Urbana, as part of the Urbana-Champaign Continuum of Care, helped develop the Ten Year Plan to End Chronic Homelessness in 2004. According to the vision of the Plan, "*within ten years (2014), all individuals and families facing homelessness in Champaign County will have access to a coordinated array of housing options and supports that will enable them to sustain safe and decent shelter.*"

According to the Plan, prevention of the causes of initial, prolonged, or repetitive homelessness will make a significant impact on ending chronic homelessness. Prevention often can be achieved through social service intervention or some form of immediate financial help to serve as a safety net for individual or family resources. Preventive and crisis intervention services can assist individuals and families resolve and address crisis housing issues in ways that will prevent homelessness.

Local agencies provide a wide range of services that are available to persons at risk of homelessness, including:

- Emergency rent assistance
- Financial literacy/debt management

- Employment assistance
- Legal assistance
- Home repair/rehabilitation
- Utility assistance
- Homeowner education
- Substance abuse/mental health treatment
- Domestic violence education/assistance
- Information & referral services

Also, coordination of services provided to homeless persons facilitates efficient response, eliminates duplication of activities, highlights gaps in services, and identifies effective outcomes. Each year, the Ten Year Plan is reviewed and a strategic action plan is put into place to assist with achieving the goals listed in the overall plan for chronic homelessness.

4. Homelessness Prevention

Numerous activities proposed in the Annual Action Plan are designed to address the needs of homeless persons and persons with special needs:

- The City of Urbana CDBG budget includes **\$56,968** to support the City's Transitional Housing Program for homeless families with children. This program has been operating for seventeen years and will remain stable for the upcoming year.
- The Urbana HOME Consortium members may allocate a portion of their share of HOME funds to a Tenant Based Rental Assistance Program through which those at risk of becoming homeless would receive priority for receiving funding in this program.

5. Discharge Coordination Policy

The City of Urbana, as a participant in the Urbana-Champaign Continuum of Care, has established a policy for discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge resulting in homelessness for such persons.

EMERGENCY SHELTER GRANTS (ESG)

This section is ***Not Applicable***, as the City of Urbana does not receive ESG funding.

IV. OTHER ACTIONS (COMMUNITY DEVELOPMENT)

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

The City of Urbana’s community development needs and priorities are based on the needs of the community, as reflected in the FY 2010-2014 Consolidated Plan, and input received from citizens during public hearings and neighborhood meetings.

1. Basis for Assigning Priority Given to Each Category of Priority Needs

The basis for assigning priority to community development needs is a function of:

- Perceived need in the community.
- Available funding.
- Special circumstances that provide for strategic opportunities.
- Relationship to the City’s community development goals, Comprehensive Plan.

2. Specific Goals and Strategies

As indicated in the FY 2010-2014 Consolidated Plan, CDBG funds can be contributed for the following projects identified in the City’s Capital Improvement Plan. These projects are eligible for CDBG funding, as the location of each of the projects meets HUD regulations that at least 51% of the persons benefiting from the project must be below 80% of the community’s median family income:

	Estimated Funding	Anticipated Time Frame
Sidewalks - Division (Oakland - Thompson); Busey (south of Sunset) CT 54	\$ 70,000	2010-11
Census Tract 53 Street Lighting	\$ 200,000	2010-13
Division Street Reconstruction (South of Kerr)	\$ 225,000	2010-13
Mathews Street Reconstruction (Church - Ellis) CT 53	\$ 250,000	2012
Kerr Project Subdivision Infrastructure CT 54	\$ 400,000	2013

3. Economic Development Activities

The City is currently working with prospective developers and investors to redevelop some sites that the City owns. Staff has secured an investor to reoccupy a major hotel property in the downtown area as well. The desire is for vacant or underutilized areas to become new mixed office/commercial and residential development that will create jobs, activities, and residences for the downtown. The City’s Comprehensive Plan calls for the use of Tax Increment Financing to promote new development and redevelopment opportunities in the downtown area.

Last year, it was anticipated that commercial development and redevelopment, from May 2010 through May 2011, would be at a slightly higher level than the previous year, which would help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community. In the past year, job opportunities have been created through the addition of new developments, such as a new retail building and ongoing expansion of a large hospital.

Several new smaller businesses were added that were assisted through utilization of rent subsidy and loan/grant programs. Including new smaller businesses located throughout the City, by May 2011 an estimated 176 jobs will have been added through the City's commercial and economic development activities over the past year.

ANTIPOVERTY STRATEGY

1. Reducing the number of persons below poverty level

Urbana and Cunningham Township will provide an estimated **\$300,000** to social service agencies. Most of the funded projects are designed to assist lower-income households and persons below the poverty level.

City staff provides technical assistance to other non-profit organizations whose mission is to assist persons below the poverty level. City staff also serves on a number of voluntary boards and commissions, including the Champaign County Community Services Board, and the Joint Housing Effort, whose missions are to assist in reducing the numbers of persons below poverty level.

In the upcoming year, it is anticipated that the continuing trend of new commercial development and commercial redevelopment in the City will provide additional job opportunities, which could help reduce the number of persons below poverty level. The City of Urbana is involved in (non-CDBG) economic development activities through which job opportunities have been and continue to be developed in the community.

Over the previous two years, the opening of a discount food store and a major retail store in Urbana created job opportunities. This, in addition to the opening of new smaller businesses throughout the City resulted in an overall increase of jobs. The economic downturn has affected the timeline for a major building materials supplier to open a new retail store in east Urbana. However, the City will continue in its efforts in working with this company to begin the project in the near future.

As stated previously, the City is currently working with prospective developers and investors to reoccupy a major hotel property in the downtown area and also to redevelop some sites that the City owns. Restoration of a centrally located historic hotel is underway and expected to be completed in the upcoming year. The desire is for those areas to become new mixed office/retail and residential development that will create jobs, activities, and residences for the downtown. The City's Comprehensive Plan calls for the use of Tax Increment Financing to "promote new development and redevelopment opportunities in the downtown area." Such activities are likely to result in a broad range of job opportunities in the community.

NON-HOMELESS SPECIAL NEEDS

It is the goal of the City of Urbana to provide residents with special needs (i.e. elderly, persons with disabilities, person with HIV/AIDS, and persons with alcohol or other substance abuse problems) access to resources and to decent affordable housing.

Through the Consolidated Social Service Funding and the CDBG Public Facilities & Improvement grants provided by the City, agencies that work with residents with special needs are able to access City resources. The following is a list of agencies that have received funding through either the Consolidated Social Service Funding, and/or the Public Facilities & Improvement grant:

- Family Service of Champaign County, whose mission is to support people across the generations by providing quality human services, has received funding for their various senior programs, (i.e. Homecare, Senior Counseling & Advocacy, Meals on Wheels, Senior Transportation, and Retired Senior Volunteer Program), through Consolidated Social Service Funding.
- PeaceMeal Senior Nutrition Program, whose mission is to provide quality meals for healthier lives; they help seniors improve their nutrition, sustain their independence and enhance the quality of their life by providing meals, fellowship, and connections to other needed services, has received funding through Consolidated Social Service Funding.
- Persons Assuming Control of their Environment (PACE), which has received funding through Consolidated Social Service Funding, promotes the full participation of people with disabilities in the rights and responsibilities of society. The PACE Homeownership Coalition for People with Disabilities (Homeownership Coalition) promotes greater accessibility to homeownership for households with members who have disabilities. The group also includes many community organizations as partners and participants, of which the City of Urbana is member.

- Developmental Services Center, a non-profit organization serving developmentally disabled individuals in Champaign County, has received funding through the Public Facilities & Improvements grant for various sites, including the Clark Road facility and group homes in the community. Their mission is to enhance the lives of persons with disabilities by providing services and supports which enable them to live, work, learn, and participate in their communities.
- Community Elements (formerly the Mental Health Center of Champaign County), whose mission is to educate, advocate, and help build communities of well-being by providing individuals and families a range of prevention, intervention, and mental health treatment services, has received both Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past for their homeless programs (Roundhouse & TIMES Center) and supported group homes.
- Greater Community AIDS Project (GCAP), whose mission is to address the needs of those affected by HIV and AIDS, and to educate the public about HIV and AIDS, has received funding through Consolidated Social Service Funding, specifically CDBG Public Service funds.
- Prairie Center Health System, whose mission is to provide the highest quality of prevention, intervention, and treatment facilities for alcoholism and chemical dependence, other addictions, and associated conditions to individuals, families, and communities in east central Illinois, has received Consolidated Social Service Funding and CDBG Public Facilities & Improvement grant funds in the past.

The City also provides assistance to residents with special needs through the Access Grant program, which provides general improvements necessary to eligible renters or homeowners to remove barriers to accessibility by persons with disabilities.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)

This section is *Not Applicable*, as the City of Urbana does not receive HOPWA funding.

OTHER NARRATIVE

1. Other Actions 91.220

The City of Urbana has utilized its allocation of CDGB and HOME funds to:

- address obstacles to meeting underserved needs,
- foster and maintain decent housing,
- support public housing improvements and resident initiatives,
- address lead-based paint hazards,
- reduce the number of persons below poverty level, and
- has provided assistance in coordinating housing and service agencies.

These funded activities are noted within the previous listing and budget for FY 2011-2012 projects.

Following is a listing of other proposed activities and associated budget by the City of Urbana to address HUD regulations 91.220(f):

A. CITY OF URBANA FY 2011-2012 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

A summary listing of *Goals, Strategies, and Activities* is attached for reference as Appendix II. The applicable Goal, Strategy, and Activity is included for each Project listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:

Citation = FEDERAL CITATION FOR AUTHORIZATION
Environmental = ENVIRONMENTAL REVIEW STATUS

A summary listing of Specific Housing and Community Development Objectives is attached for reference.

Resources-Federal:

2011-2012 Estimated Grant	\$	505,007
Program Income (previous year)	\$	11,445

TOTAL FEDERAL RESOURCES (FY 2011-2012) \$ 516,452

1. ADMINISTRATION (FY 2011-2012)

a. **General Administration Activities**

Personnel - Administrative	\$	76,090
Other Administrative Expenses	\$	24,911

Goal 3, Strategy 1

Citation - [24 CFR 570.206(a)]

Environmental – EXEMPT

Total Administration Expense (CDBG Only): \$ 101,001 (20% Cap)

b. **Affordable Housing Program**

Program Delivery

Personnel	\$	85,500
-----------	----	--------

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

Case Preparation

Title work & front-end expenses associated with affordable housing initiatives	\$	4,000
--	----	-------

Citation - [24 CFR 570.202(b)(9)]

Environmental - EXEMPT

Total Program Delivery Expense \$ 89,500

2. NEW FUNDING ACTIVITIES

a. Housing Activities (FY 2011-2012):

1. Emergency Grant and Access Grant (FY 11-12)

Funds will be contributed toward two programs:

- Providing repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner. Homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program.
- General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for renters or homeowners who earn less than 80% of Median Family Income.

All programs are available citywide and will be accomplished through contractual arrangements.

\$80,000

Goal 3, Strategy 1; Goal 3, Strategy 2; Goal 7, Strategy 2

Citation - [24 CFR 570.202(a)(1)], [24 CFR 570.202(b)(10) & (11)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing and making housing accessible to persons with disabilities.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of owner-occupied households assisted with incomes at or below 50% MFI. Number of households (persons with disabilities) assisted with incomes at or below 80%.

2. Urbana Senior Repair Service (FY 11-12)

Funds will be contributed to a citywide home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). Household income must be less than 50% of the Median Family Income as established annually by HUD.

\$20,000

Goal 3, Strategy 1

Citation - [24 CFR 570.202(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by addressing conditions that are a threat to the health and safety of homeowners and/or provide lead safe housing, and housing accessible to persons with disabilities. All recipients of assistance must have household incomes below 50% of the area median.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 50% MFI.

3. Lot Acquisition in Support of New Construction and Relocation/Clearance/ Disposition Activities (FY 11-12)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group

1. Projects and utilization of the properties may include the following:

- o Donation to non-profit housing developers to build affordable housing.
- o City sponsored rehabilitation and re-sale to qualified homebuyers.
- o Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City.

\$17,868

Goal 1, Strategy 1; Goal 9, Strategy 1; Goal 9, Strategy 2

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

ENVIRONMENTAL ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development (estimated: 3).

b. Public Facilities and Improvements

1. C-U Independence

Funds will be used for the installation of new flooring throughout the individual apartments, hallways, stairwells, and common areas, and to paint an exposed sprinkler system at their supported-living apartment building for individuals with developmental disabilities. C-U Independence facilitates the work of Developmental Services Center by managing their group home on Kerr Avenue in Urbana.

\$60,000

Goal 2, Strategy 3; Goal 2, Strategy 4; Goal 6, Strategy 3

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: 24).

2. Center for Women in Transition

Funds will be used for the installation of additional sprinklers to provide fire suppression within the facility formerly operated by A Woman's Place. The sprinklers need to be placed in the community rooms, hallways, and offices providing services to their clients. This requires piping to be installed through solid "firewalls" and connected to the existing pressurized system, and then attaching sprinkler heads, at the shelter located on East Main Street in Urbana.

\$11,851

Goal 5, Strategy 9; Goal 6, Strategy 1; Goal 6, Strategy 2

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and counseling for homeless domestic violence victims with children to assist with transition into more permanent housing.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this shelter (estimated: 500).

3. Center for Women in Transition

Funds will be used to remove the old kitchen and install new flooring, electrical outlets, cabinetry, plumbing, countertops, and painting the room.

\$8,250

Goal 5, Strategy 9; Goal 6, Strategy 1; Goal 6, Strategy 2

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and counseling for homeless domestic violence victims with children to assist with transition into more permanent housing.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this shelter (estimated: 7 at any one time).

4. YMCA at the University of Illinois

Funds will be used to increase the accessibility of the YMCA building, specifically to renovate the men's and women's bathrooms on the lower level.

\$5,240

Goal 2, Strategy 3; Goal 2, Strategy 4; Goal 6, Strategy 3; Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: 2,000).

4. Mental Health Center of Champaign County Housing Corporation

Funds will be used to install lighting upgrades in the kitchen and bathroom of each unit at the Carroll Avenue Supported Apartment Program, a 16-unit affordable housing complex with psychiatric disabilities located in Urbana.

\$3,275

Goal 2, Strategy 3; Goal 2, Strategy 4; Goal 6, Strategy 3; Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to services and housing for persons with developmental or psychiatric disabilities.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this housing facility (estimated: 16).

5. Urbana Neighborhood Connections Center

Funds will be used to renovate flooring in the Center located in Urbana. Two areas to be replaced include the central assembly area and the computer lab floors. Prior to January 2010, the building had been vacant for approximately 5-6 years; portions of the carpet are severely damaged and portions of the tile are broken or missing.

\$1,999

Goal 2, Strategy 3; Goal 2, Strategy 4; Goal 6, Strategy 3; Goal 6, Strategy 4

Citation – [24 CFR 570.201(c)]

Environmental – CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing access to educational, financial, and emotional services for low-income families residing in Urbana.

Outcomes: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons who will benefit from this project, with increased access to this program (estimated: 150).

6. CITY INFRASTRUCTURE PROJECTS

Funds will be used toward the construction or reconstruction of City infrastructure in one or more of the following projects in the City’s Target areas:

Neighborhood Sidewalks: Division (Oakland-Thompson); Busey (south of Sunset) CT 54
Census Tract 53 Street Lighting
Division Street Reconstruction (South of Kerr)
Mathews Street Reconstruction (Church - Ellis) CT 53
Kerr Project Subdivision Infrastructure CT 54

\$60,000

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

c. Public Service Activities

1. Transitional Housing for Homeless Families with Children (FY 11-12)

Funds will be contributed to the City of Urbana's transitional housing program. Three to five dwellings will be available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

\$33,500 (personnel)

\$23,468 (programming)

Goal 1, Strategy 1; Goal 6, Strategy 1; Goal 6, Strategy 2; Goal 6, Strategy 4

Citation - [24 CFR 570.201(b)&(e)]

Environmental - EXEMPT

Objective: Provide Decent Housing by providing housing and access to services and counseling for homeless families with children to assist with transition into more permanent housing and self-sufficiency.

Outcome: Accessibility for the purpose of providing decent affordable housing.

Outcome Indicators: Number of households assisted to prevent homelessness.

2. Public Service Activities under Consolidated Social Service Funding Program (FY 11-12)

The balance of available funding at 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission has designated the priorities to be considered by the Urbana City Council for public service funding under the CDBG.

\$12,500

Goal 5, Strategy 1-9; Goal 6, Strategy 1-4

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

*Specific programs to be determined - Social Service Funding Process.

Objective: Create Suitable Living Environment by providing better access to social services in the community for low-income residents.

Outcome: Accessibility for the purpose of providing suitable living environment.

Outcome Indicators: Number of persons assisted with new or improved access to a public service (estimated 5 -10).

3. **Neighborhood Cleanup (FY 11-12)**

One-day, neighborhood cleanup activities will be held in Fall 2010 and Spring 2011, in the Community Development Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the Urbana Public Works Department.

\$15,500 (\$8,000 CDBG, \$7,500 Other Funding)

Goal 9, Strategy 1; Goal 9, Strategy 2

Citation - [24 CFR 570.201(e)]

Environmental - EXEMPT

Objective: Create Suitable Living Environment by improving the appearance of the targeted areas by reducing blight.

Outcome: Sustainability for the purpose of providing a suitable living environment.

Outcome Indicators: Number of households provided with a new or improved service (estimated: 500).

3. **CARRYOVER ACTIVITIES (ESTIMATED)**

(Following is an estimate of CDBG funding that will be carried over to the FY 2011-2012 for activities previously budgeted or to utilize unobligated carryover.)

a. **Housing Activities**

1. **Clearance of Slum and Blighted Conditions**

Funds will be used for clearance of secondary buildings and structures that create health and safety concerns.

Exact amount not yet available – currently estimated at \$5,000

Goal 9, Strategy 1

Citation – [24CFR 570.201(a)(1) & (b)(10)]

Environmental - CATEGORICALLY EXCLUDED

Objective: Create Suitable Living Environment by providing assistance to property owners in the target area having household incomes at or below 50% MFI in removing dilapidated structures from their owner-occupied property.

Outcome: Sustainability for the purpose of providing suitable living environments.

Outcome Indicators: Number of blighted structures removed.

2. Property Acquisition in Support of New Construction and Relocation/ Clearance/Disposition Activities (Cumulative)

Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block Group

1. Projects and utilization of the properties may include the following:

- o Donation to non-profit housing developers to build affordable housing.
- o City sponsored rehabilitation and re-sale to qualified homebuyers.
- o Donation to other organizations to support CDBG-eligible programs.

Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures, vegetation or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City owned properties for the program will be properly maintained.

Exact Amount not yet available - currently estimated at \$58,082

Goal 1, Strategy 1; Goal 9, Strategy 1; Goal 9, Strategy 2

Citation - [24 CFR 570.201(a)(b)(d)(f)(1)(ii)&(i)]

ENVIRONMENTAL ASSESSMENT

Objective: Provide Decent Housing by creating or maintaining affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits for affordable housing development.

b. Public Facilities and Improvements

(The following Public Facility and Improvement projects are anticipated to be carried over to FY 2011-2012; however, some of the funds may be expended before June 30, 2010, depending on schedule and weather).

1. Capital Improvement Projects - Kerr Avenue Sustainable Development

Funds will to be used towards installation of infrastructure at the Kerr Avenue sustainable, affordable housing development.

\$61,317

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

2. Neighborhood Sidewalks

Funds are proposed to be used to construct new sidewalks or reconstruct existing sidewalks in target area neighborhoods.

\$43,000

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

4. CT 53 Streetlight Reconstruction

Funds are being reserved for a future project that will reconstruct the streetlights in part of Census Tract 53, one of the City's Target areas.

\$78,105

Goal 8, Strategy 1; Goal 8, Strategy 2

Citation - [24 CFR 92.205(a)(1)]

Environmental – ASSESSMENT

Objective: Create a Suitable Living Environment by providing infrastructure access to owner-occupied households with incomes at or below 80% of the area median.

Outcomes: Accessibility for the purpose of providing a suitable living environment

Outcome Indicators: Number of households in targeted area with incomes at or below 80% MFI with improved access to public infrastructure.

4. Budget Summary (Projected CDBG Budget) FY 2011-2012

<i>CDBG BUDGET</i>	<i>FY 2011-2012</i>
Estimated Federal Allocation (Grant)	\$505,007
Estimated Previous year Program Income	\$11,445
TOTAL TO ALLOCATE (ESTIMATE)	\$516,452
ADMINISTRATION (20%)	\$101,001
Personnel	\$76,090
Other Administration	\$24,911
PUBLIC SERVICE (15%) - Trans Hsg/NHD Cleanup/CSSF	\$77,468
Transitional Housing personnel	\$33,500
Transitional Housing programming	\$23,468
Neighborhood Cleanup (\$8,000 CDBG, \$7,500 Other)	\$8,000
Consolidated Social Service Fund	\$12,500
AFFORDABLE HOUSING PROGRAMS	\$187,368
Housing-Related Program Delivery	
Personnel	\$85,500
Case Preparation	\$4,000
Housing-Related Programs	
Emergency/Access Grant Programs	\$80,000
Urbana Senior Repair	\$20,000
Property Acquisition-Support of Affordable Housing & Neighborhood Improvement	\$17,868
PUBLIC FACILITIES AND IMPROVEMENTS	\$150,615
C-U Independence	\$60,000
Center for Women in Transition – AWP Sprinkler	\$11,851
Center for Women in Transition – Forbes Kitchen	\$8,250
University YMCA – Accessibility for Restrooms	\$5,240
Mental Health Center Housing Corp. – Carroll Ave. Supported Apts.	\$3,275
Urbana Neighborhood Connections Center	\$1,999
OTHER City Infrastructure /Public Facilities Projects	\$60,000
TOTAL Estimated Budget FY 2011-2012 CDBG+ PI	\$ 516,452

**B. URBANA HOME CONSORTIUM FY 2011-2012
HOME INVESTMENT PARTNERSHIPS PROGRAM**

The applicable Goal, Strategy, and Activity is included for each of the Projects listed below.

The following terms and abbreviations are used throughout the Annual Action Plan:
Citation = FEDERAL CITATION FOR AUTHORIZATION
Environmental = ENVIRONMENTAL REVIEW STATUS

Resources-Federal

2011-2012 HOME Grant (Estimated):	\$ 1,130,755
Estimated Carryover Funds: Admin	\$ 0
Funds available to re-program	
Champaign (estimated Program Income)	\$ 24,500
Urbana (FY 2010-2011 carryover)	\$ 12,500
Champaign County	\$ 0

Resources-Other

Local Match HOME: \$ 240,285

***TOTAL Estimated HOME* \$ 1,167,755**

1. ADMINISTRATION (10% SET-ASIDE, NO MATCH REQUIREMENT)

FY 11-12 Allocation: \$ 113,076

Administration Activities:

- Personnel
- Supplies and other expenses
- Citation - [24 CFR 92.206(d)]
- Environmental – EXEMPT

City of Urbana	\$ 99,047
City of Champaign	\$ 11,302
Champaign County	<u>\$ 2,727</u>

***TOTAL EXPENSE* \$ 113,076**

2. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
(CHDO) RESERVE SET-ASIDE (15¹% SET-ASIDE IS REQUIRED EACH
YEAR, MATCH PROVIDED BY CHDO)

FY 11-12 TOTAL Allocation Available Minimum: \$ 169,613

CHDO Reserve Funds

CHDO Reserve funds in the amount of 15% of the total annual allocation are being set aside to be allocated to certified Urbana Consortium CHDOs whose proposed project(s) meet project readiness requirements. In order to meet project readiness requirements, the CHDO project(s) receiving reserve allocation(s) must be able to begin construction within one year from the date of execution of the agreement.

Three applications were received for HOME CHDO funds from the Consortium's current certified CHDOs, Homestead Corporation and Ecological Construction Laboratory, as well as the Champaign County Neighborhood Alliance for Habitat, a potential new CHDO. A decision on funding these three projects will be made as the budget is finalized and as staff obtains further information about each proposal.

Total Project Budget

\$169,613 HOME (\$42,403 Match must be provided by CHDO)

TOTAL EXPENSE

\$ 169,613

¹ HUD requires that 15% of the grant funds awarded to a Participating Jurisdiction be set aside for CHDO Projects.

3. COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS
(CHDO) OPERATING SET-ASIDE (*5% Maximum Set-Aside, No Match Requirement*)

FY 11-12 Total Allocation Available Maximum: \$56,538

Funds will be allocated to locally certified CHDOs for eligible operating expenses that support the capacity building efforts of the organization and that are likely to lead to its fiscal independence and stability.

Champaign County Neighborhood Alliance for Habitat (CCNAfH) has applied for CHDO status as a new CHDO with the Urbana HOME Consortium. The organization is awaiting 501(c)(3) approval from the Internal Revenue Service. Any operating funds allocated will be distributed only after this status is received in order to maintain compliance with HOME Program rules.

Goal 1, Strategy 1; Goal 1, Strategy 2; Goal 3, Strategy 1
 Citation - [24 CFR 92.208(a)]
 Environmental - EXEMPT

Total CHDO Operating Expense: \$56,538

Objective: Provide Decent Housing by increasing capacity of Community Development Housing Organizations to identify and implement programs that will provide affordable housing opportunities to income qualified recipients (at or below 60% of area median for rental and at or below 80% of the area median for homeownership).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of households assisted through two Community Housing Development Organizations.

4. CITY OF CHAMPAIGN

FY 11-12 Allocation:	\$ 433,758
Program Income (Est.):	<u>\$ 24,500</u>
Total HOME +PI Funds:	\$ 458,258
Required Match: \$ 108,439	

1. **Tenant Based Rental Assistance Program**. HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

\$72,000 HOME (Additional \$18,000 Match required)

Goal 2, Strategy 2, Activity 1

Citation - [24 CFR 92.209]

Environmental – EXEMPT

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median.

2. **Neighborhood Revitalization Program**

Funds may be allocated to existing programs, such as the Acquisition-Rehab or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods. The areas identified may be included in the Neighborhood Wellness Plan or in specific neighborhood plans (i.e. Beardsley Park, Bristol Park, Burch Village Area Redevelopment, etc) to further goals identified in the plans.

\$361,757 HOME; \$24,500 Estimated Program Income (Additional \$90,439 Match required)

Goal 3, Strategy 3 & 6

Citation – [24 CFR 92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of units affordable owner occupied units purchased and/or rehabbed. Amount of funding leveraged through local match.

Tenant Based Rental Assistance	\$ 72,000
Neighborhood Revitalization	<u>\$ 361,757</u>
TOTAL HOME	\$ 433,757

5. CHAMPAIGN COUNTY

FY 11-12 Allocation:	\$ 100,524
Program Income	<u>0</u>
Total HOME	\$ 100,524

Match Required \$25,131

HOME Program funds may be allocated to one or more of the following programs:

1. Housing Rehabilitation

Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties, as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

Citation - [24 CFR 92.206(a)(2)]

Environmental – Assessment Required

Recapture

Objective: Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from three income categories, at or below 30% MFI, 31-50% MFI and 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 30% MFI. Number of owner-occupied households assisted at 31-50% MFI. Number of owner-occupied households assisted at 51-80% MFI. Amount of funding leveraged through local match.

2. Program Delivery

Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

Citation - [24 CFR 92.207]

Environmental – Exempt

Objective: Provide Decent Housing by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients with household income at or below 80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of assisted owner-occupied households with income at or below 80% MFI. Amount of funding leveraged through local match.

3. **Tenant Based Rental Assistance Program.** HOME funds will be used to provide affordable housing assistance to low-income residents of the Urbana Consortium area in the City of Urbana, City of Champaign and in unincorporated Champaign County. Assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

Goal 2, Strategy 2, Activity 1

Citation - [24 CFR 92.209]

Environmental – EXEMPT

Objective: Provide decent housing by creating affordable housing opportunities for households with annual incomes at or below 80% of Area Median, of which 90% will be at or below 60% of the Area Median).

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of tenants maintaining affordable rental units at or below 60% of Area Median (est. 10 to 15).

TOTAL HOME ***\$ 100,524***

TOTAL (HOME + MATCH) ***\$ 125,655***

6. CITY OF URBANA

FY 11-12 Allocation:	\$ 257,247
Unobligated Carryover*	<u>\$ 12,500</u>
Total HOME	\$ 269,747

Match Required: \$ 64,311

* HOME Carryover funds are a result of Program Income (PI) received during FY 2010-2011.

1. Owner-Occupied Housing Rehabilitation

Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

\$129,798 HOME (Additional \$32,450 Match Required)

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

Citation - [24 CFR 92.206(a)(2)]

Environmental – Assessment Required

Recapture

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied (4 to 7) households assisted at 51-80% MFI. Amount of funding leveraged through local match.

2. Program Delivery

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.

\$69,960 HOME (Additional \$17,490 Match Required)

Goal 1, Strategy 1 & 2; Goal 2, Strategy 1-4 & 6

Citation - [24 CFR 92.207]

Environmental – EXEMPT

Objective: Provide Decent Housing to owner occupants by addressing conditions that are a result of deferred maintenance through rehabilitation of homes of recipients from two income categories, at or below 50% MFI and between 51-80% MFI. Program is intended to improve the quality of the housing stock by bringing units into compliance with applicable code

requirements, eliminating lead based paint hazards, and improving exterior appearance.

Outcome: Sustainability for the purpose of providing decent housing.

Outcome Indicators: Number of owner-occupied households assisted at or below 50% MFI. Number of owner-occupied households (4-7) assisted at 51-80% MFI. Amount of funding leveraged through local match.

3. REMAINING BALANCE OF \$69,989 MAY BE ALLOCATED TO ONE OR MORE OF THE FOLLOWING NEIGHBORHOOD PROGRAMS/PROJECTS

a. Acquisition-Rehab Program

Funds may be reserved for down payment assistance for homebuyers to acquire and rehabilitate properties that may be in need of repair for low-income purchasers. The proposed program may provide the lesser of \$10,000 or 10 percent of the home purchase price toward down payment assistance. The rehabilitation loan will not exceed \$25,000 after the sale is completed. Homebuyers must have incomes less than 80% MFI to qualify for this down payment assistance.

Goal 2, Strategy1, Activity 1

Citation – [24 CFR 92.206(d)]

Environmental – Non-Exempt/Non-Categorically Excluded

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of units affordable owner occupied units purchased and/or rehabilitated. Amount of funding leveraged through local match.

b. Purchase-Rehab-Resell Program

Funds may be used to acquire vacant or deteriorating properties in need of rehabilitation to then be sold to income-qualified homebuyers at or below 80 percent of the Median Family Income. Priority will be given to properties within the Community Development Target Area. A full description of this program is included in the Housing Program Manual for Program Years 2010-2014.

Objective: Provide Decent Housing by creating affordable housing opportunities for households with incomes at or below 80% of the area median.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of units affordable owner occupied units purchased and/or rehabilitated. Amount of funding leveraged through local match.

c. Kerr Avenue Sustainable Development

HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 E. Kerr Avenue into an affordable, energy efficient sustainable housing development. The project must be consistent with affordable housing goals as outlined in the Consolidated Plan, the 2005 Comprehensive Plan, and must comply with applicable local, state and federal regulations.

Goal 2, Strategy 1

Citation - [24 CFR 92.205(a)(1)]

Environmental – Assessment Required

Objective: Provide Decent Housing by constructing new affordable housing development that would provide units for residents whose household incomes were at or below 80% MFI.

Outcome: Affordability for the purpose of providing decent affordable housing.

Outcome Indicators: Number of housing units available to low-income households (at or below 80%MFI), (estimated: 44).

Whole House Rehab	\$129,798
Program Delivery	\$ 69,960
Other Projects	<u>\$ 69,989</u>
<i>TOTAL HOME</i>	<i>\$267,747</i>
<i>TOTAL HOME + MATCH</i>	<i>\$321,588</i>

7. HOME PROGRAM BUDGET SUMMARY

		2011-2012	Comments
	Program Area	Budget	
Funds Available	FY 11-12 HOME Funds	\$ 1,130,755	(estimated allocation)
	Program Income (Estimated)- Champaign		
		24,500	
	Unobligated Carryover -Urbana	12,500	
	Local Match Required \$ 240,285		May be Cash Match or Match Accrued over previous years
	Carryover Admin funds Urbana		
	Total Budget	\$1,167,755	
	FY 11-12 Administration 10% of Grant	113,076	
	City of Urbana Admin Carryover	0	<i>Estimate</i>
	<i>Total Available</i>	113,076	
	City of Urbana	99,047	
	City of Champaign	11,302	
	Champaign County	2,727	
	CHDO Project Funds	169,613	
	Reserved for eligible CHDO project(s)	169,613	
	CHDO Match required \$ 42,403		
	CHDO Operating (5%)	56,538	
	May be allocated to certified CHDOs		
Sub- Total	Subtotal Allocated Funds	\$ 339,227	
	Funds Remaining to for Consortium Members	\$828,529	

CONSORTIUM MEMBER ALLOCATIONS		2011-2012	Comments	
Program Area		Budget		
Member Split	City of Champaign - 54.8%	433,758	Individual member allocations are determined by applying the established ratio to \$1,130,755 which is the FY 2011-2012 Allocation, less current year set-asides for administration and CHDOs.	
	Champaign County - 12.7%	100,524		
	City of Urbana - 32.5%	257,247		
Champaign Budget Detail	CMI ADMINISTRATION			
	<i>Personnel & admin expenses</i>		11,302	<i>(see Page 42)</i>
	CMI CITY PROJECTS			
	HOME Funds Available		433,758	
	Program Income (est.)		24,500	
	Match Obligation	\$108,439		
	Total HOME + PI		458,258	
	Tenant Based Rental Assistance		72,000	
	Acquisition-Rehab Program (HOME+PI)		386,527	
	<i>Champaign Subtotal</i>		458,528	<i>Does not include Admin or MATCH</i>
	County Budget Detail	COUNTY - ADMINISTRATION		
<i>Personnel & admin expenses</i>		2,727	<i>(see Page 42)</i>	
COUNTY PROJECTS				
HOME Funds Available		100,524		
Program Income (est)		0		
Match Obligation		\$ 25,131		
Total HOME + PI		100,524		
Owner Occupied Housing Rehab Program Delivery			Housing rehab Match provided through contributions to project expenses from County general funds.	
Tenant Based Rental Assistance				
<i>County Subtotal</i>		100,524	<i>Does not include Admin or MATCH</i>	
Urbana Budget Detail	URB - ADMINISTRATION			
	<i>Personnel & admin expenses</i>		113,076	<i>(see Page 42)</i>
	URB CITY PROJECTS			
	HOME Funds Available		257,247	
	Carryover		12,500	
	Match Obligation	\$64,311		
	Total HOME		269,747	FY 11-12 HOME + FY 10-11 Unobl. Carryover
	Program Delivery		69,960	
	Owner Occupied Housing Rehab		129,798	
	MISC Other Projects		69,989	
	Match	\$ 64,311		
Urbana Subtotal Expenses		269,747	<i>Does not include Admin or MATCH</i>	
SUMMARY				
Total Allocated Member Funds		\$828,529		
<i>Balance</i>		\$0		

APPENDIX I

TABLES

Table 3A – Summary of Specific Annual Objectives

Table 3B – Annual Affordable Housing Completion Goals

Table 3C – Consolidated Plan Listing of Projects

Table 3a - Summary of Specific Annual Objectives

Grantee Name: City of Urbana

Availability/Accessibility of Decent Housing (DH-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Transitional Housing for Homeless Families with Children: Funds will be contributed to the City of Urbana's transitional housing program; 3-5 dwellings will be available for homeless families with children.	CDBG	2010	Number of households assisted to prevent homelessness.	6	5	83 %
			2011		6	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%
Affordability of Decent Housing (DH-2)							
DH 2.1	Lot Acquisition: Funds will be used for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, & 55.	CDBG	2010	Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI; Number of parcels donated to CHDOs and non-profits.	1	0	%
			2011		3	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%
DH 2.2	Property Acquisition (carryover): Funds will be used for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, and 56 Block 1.	CDBG	2010	Number of rehabilitated owner-occupied units with household incomes at or below 80% MFI. Number of parcels donated to CHDOs and non-profits.	3	1	%
			2011		3	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%
DH 2.3	Un-programmed CHDO Reserve Set-Aside fund: Funds will be provided to eligible CHDO projects proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner.	HOME	2010	Number of households assisted.	1-3	0	0%
			2011		2	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%
DH 2.4	CHDO Operating Set-Aside: Funds are allocated to locally certified CHDOs for eligible operating expenses that support the capacity building efforts.	HOME	2010	Number of households assisted.	3	0	0 %
			2011		3	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%
DH 2.5	City of Champaign Tenant-Based Rent Assistance (TBRA): HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign.	HOME	2010	Number of tenants maintaining affordable rental units at or below 60% of AMI.	12	9	75 %
			2011		12	%	
			2012			%	
			2013			%	
			2014			%	
MULTI-YEAR GOAL							%

Affordability of Decent Housing (DH-2) - continued

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 2.6	City of Champaign Neighborhood Revitalization Program: Funds may be allocated to existing programs, such as Acquisition-Rehab or Lot Acquisition programs, to promote revitalization efforts of targeted neighborhoods.	HOME	2010	Number of units	20		%
			2011	affordable owner			%
			2012	occupied units purchased			%
			2013	and/or rehabbed.			%
			2014				%
			MULTI-YEAR GOAL				
DH 2.7	Champaign County Housing Rehabilitation: Funding will be used to provide rehabilitation assistance to both investor-owned properties, as well as single-family owner-occupied projects.	HOME	2010	Number of owner-	5	1	20 %
			2011	occupied households	3		%
			2012	assisted at or below 30%			%
			2013	MFI, 31-50% MFI, and			%
			2014	51-80% MFI.			%
			MULTI-YEAR GOAL				
DH 2.8	Champaign County Program Delivery: Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.	HOME	2010	Number of assisted owner-	3	0	0%
			2011	occupied households w/	3		%
			2012	income at or below 80%.			%
			2013	Amt. of funding leveraged			%
			2014	through local match.			%
			MULTI-YEAR GOAL				
DH 2.9	Tenant-Based Rent Assistance (TBRA): HOME funds will be used to provide affordable housing assistance to low-income residents of the HOME Consortium area.	HOME	2010	Number of tenants	10-15	12	100%
			2011	maintaining affordable	12		%
			2012	rental units at or below			%
			2013	60% of AMI.			%
			2014				%
			MULTI-YEAR GOAL				
Sustainability of Decent Housing (DH-3)							
DH 3.1	Urbana Owner-Occupied Housing Rehabilitation: Funds will be allocated for the rehabilitation of units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, etc.	HOME	2010	Number of owner-occupied	4-7	4	100%
			2011	households assisted at or	4-7		%
			2012	below 50% MFI & 51-80%			%
			2013	MFI. Amt. of funding			%
			2014	leveraged through local			%
			MULTI-YEAR GOAL				
DH 3.2	Urbana Program Delivery: Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.	HOME	2010	Number of owner-occupied	4-7	4	100%
			2011	households assisted at or	4-7		%
			2012	below 50% MFI, and 51-			%
			2013	80% MFI. Amt. of funding			%
			2014	leveraged through local			%
			MULTI-YEAR GOAL				

DH 3.3	Kerr Avenue Sustainable Development: HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 East Kerr Avenue into an affordable, energy efficient sustainable housing development.	HOME/CDBG	2010	Number of housing units available to low-income households (at or below 80% MFI). Number of households in targeted area w/ incomes at or below 80% MFI with improved access to public infrastructure.	44	0	0%
			2011		-		%
2012	%						
2013	%						
2014	%						
MULTI-YEAR GOAL							%
DH 3.4	Rental Rehabilitation: Funding may be used to assist in the renovation of eligible rental properties in the City of Urbana.	HOME	2010	Number of affordable housing units assisted with households below 60% of AMI.	-	-	%
			2011		11		%
2012	%						
2013	%						
2014	%						
MULTI-YEAR GOAL							%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.0	C-U Independence: Funds will be used for the installation of new flooring throughout the individual apartments, hallways, stairwells, and common areas, and to paint an exposed sprinkler system at their supported-living apartment building for individuals with developmental disabilities.	CDBG	2010	Number of persons who will benefit from this project, with increased access to this shelter.	24		%
			2011		%		
2012	%						
2013	%						
2014	%						
MULTI-YEAR GOAL							%
SL 1.1	Center for Women in Transition: Funds will be used for the installation of additional sprinklers to provide fire suppression within the facility formerly operated by A Woman's Place.	CDBG	2011	Number of persons who will benefit from this project, with increased access to this housing facility.	7 (at any one time)		%
					%		
	%						
	%						
	%						
MULTI-YEAR GOAL							%
SL 1.2	Center for Women in Transition: Funds will be used to remove the old kitchen and install new flooring, electrical outlets, cabinetry, plumbing, countertops, and painting the room.	CDBG	2011	Number of persons who will benefit from this project, with increased access to this shelter.	7 (at any one time)		%
					%		
	%						
	%						
	%						
MULTI-YEAR GOAL							%
SL 1.3	YMCA at the University of Illinois: Funds will be used to increase the accessibility of the YMCA building, specifically to renovate the men's and women's bathrooms on the lower level.	CDBG	2011	Number of persons who will benefit from this project, with increased access to this housing facility.	2,000		%
					%		
	%						
	%						
	%						
MULTI-YEAR GOAL							%
SL 1.4	Mental Health Center of Champaign County Housing Corporation: Funds will be used to install lighting upgrades in the kitchen and bathroom of each unit at the Carroll Avenue Supported Apartment Program, a 16-unit affordable housing complex with psychiatric disabilities, located in Urbana.	CDBG	2011	Number of persons who will benefit from this project, with increased access to this housing facility.	16		%
					%		
	%						
	%						
	%						
MULTI-YEAR GOAL							%

Availability/Accessibility of Suitable Living Environment (SL-1) - continued							
SL 1.5	Urbana Neighborhood Connections Center: Funds will be used to renovate flooring in the Center located in Urbana. Two areas to be replaced include the central assembly area and the computer lab floors.	CDBG	2011	Number of persons who will benefit from this project, with increase access to this program.	150		%
			MULTI-YEAR GOAL				%
SL 1.6	City Infrastructure Projects: Funds will be used toward the construction of reconstruction of City infrastructure in one or more projects in the City's Target areas.	CDBG	2011	Number of households in targeted areas with incomes at or below 80% MFI with improved access to public infrastructure	100		%
			MULTI-YEAR GOAL				%
SL 1.7	Consolidated Social Service Funding/Public Service Activities: The balance of available funding at 15% of the current entitlement will be allocated for program activities TBD which would benefit low-income residents in CD Target areas.	CDBG	2010	Number of persons assisted with new or improved access to a public service.	300	267	89%
			2011		300		%
			2012				%
			2013				%
			2014				%
MULTI-YEAR GOAL				%			
SL 1.8	Neighborhood Sidewalks: Funds are proposed to be used to construct new sidewalks or reconstruct existing sidewalks in target area neighborhoods.	CDBG	2010	Number of households in targeted area w/ incomes at or below 80% MFI with improved access to public infrastructure.	50	0	%
			2011		50		%
			2012				%
			2013				%
			2014				%
MULTI-YEAR GOAL				%			
SL 1.9	CT 53 Streetlight Reconstruction: Funds are being reserved for a future project that will reconstruct streetlights in part of the Census Tract 53, one of the City's Target area.	CDBG	2010	Number of households in targeted area w/ incomes at or below 80% MFI with improved access to public infrastructure.	50	0	%
			2011		50		%
			2012				%
			2013				%
			2014				%
MULTI-YEAR GOAL				%			
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Access Grant & Emergency Grant programs: Funds will be contributed to two programs: (1) Providing repairs necessary to alleviate hazardous conditions; and (2) General improvements necessary to remove barriers to accessibility by persons with disabilities.	CDBG	2010	Number of owner-occupied households w/ incomes at or below 50% MFI. Number of households w/ incomes (persons with disabilities) at or below 80%	AG/EG: 15 GLO: 2		%
			2011				%
			2012				%
			2013				%
			2014				%
MULTI-YEAR GOAL				%			
SL 3.2	Urbana Senior Repair Service: Funds will be contributed to a citywide home maintenance repair for very low-income homeowners 62 yo or older and for very low-income homeowners w/ disabilities (any age). Household income <50% MFI.	CDBG	2010	Number of rehabilitated owner-occupied units with household incomes at or below 50% MFI.	20		%
			2011		20		%
			2012				%
			2013				%
			2014				%
MULTI-YEAR GOAL				%			

SL 3.3	Neighborhood Cleanup: One-day, neighborhood cleanup activities will be held in Fall 2011 and Spring 2012, in the CD Target Area. Activities will include disposal of junk, debris, and recyclable metal. Co-sponsored with Urbana PWD.	CDBG	2010 2011 2012 2013 2014	Number of households provided with a new or improved service.	500		% % % % %
			MULTI-YEAR GOAL				%
SL 3.4	Clearance of Slum and Blighted Conditions (carryover): Funds will be used for clearance of secondary buildings and structures that create health and safety concerns.	CDBG	2010 2011 2012 2013 2014	Number of blighted structures removed.	1		% % % % %
			MULTI-YEAR GOAL				%
			2010 2011 2012 2013 2014				% % % % %
			MULTI-YEAR GOAL				%
			2010 2011 2012 2013 2014				% % % % %
			MULTI-YEAR GOAL				%

Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Urbana Program Year: FY 2011-2012	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	40		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	5		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	69		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	0		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	4-7		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	20-24		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	24-31		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	10		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	3		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	17		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	40		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	10		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	3		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	21-28		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	20-24		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	10		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	64-75		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	24-31		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	64-71		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

**Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Planning/Administration
Project: CDBG Administration
Activity:

Description: General administration activities; personnel and other administrative expenses.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Urbana, IL

(Street Address): 400 South Vine Street
(City, State, Zip Code): Urbana IL 61801

Specific Objective Number	Project ID 1
HUD Matrix Code 21A	Citation 24 CFR 570.206
Type of Recipient Grantee	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator NA	Annual Units NA
Local ID NA	Units Upon Completion NA

Funding Sources:

CDBG	\$ 101,001
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$101,001

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Planning/Administration
Project: Affordable Housing Program
Activity:

Description: Program delivery and case preparation, i.e. personnel and title work/front-end expenses associated with affordable housing initiatives.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Community Development Target Areas – CT 53, 54, 55, & 56 Block 1

(Street Address): Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 14H	Citation 24 CFR 570.202
Type of Recipient Grantee, Contractors	CDBG National Objective Benefit low- & mod-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator NA	Annual Units 4-7 units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$89,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$89,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Urbana
Priority Need: Rental Housing, Owner Occupied Housing
Project: Emergency Grant and Access Grant
Activity:

Description: Funds will be contributed toward two programs – (1) Providing repairs necessary to alleviate hazardous conditions, which pose a threat to the health and safety of a homeowner; homeowners earning less than 50% of the Median Family Income for Champaign County are eligible for the Emergency Grant Program; and (2) General improvements necessary to remove barriers to accessibility by persons with disabilities. The Access Grant Program is available for renters or homeowners who earn less than 80% of the Median Family Income.

All programs are available citywide; all work activities will be accomplished through contract arrangements.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tracts 53, 54, 55, and 56 Block 1.

(Street Address): Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 14A, 14I	Citation 24 CFR 570.202
Type of Recipient Grantee, Contractors	CDBG National Objective Benefit low- & moderate income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Owners @ ELI, LI	Annual Units AG/EG: 15
Local ID	Units Upon Completion

Funding Sources:

CDBG	..... \$80,000
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	..... \$80,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Urbana
Priority Need: Owner Occupied Housing
Project: Urbana Senior Repair Service
Activity:

Description: Funds will be contributed to a citywide home maintenance repair program for very low-income homeowners 62 years old or older and for very low-income homeowners with disabilities (any age). Household income must be less than 50% of the Median Family Income as established annually by HUD.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tracts 53, 54, 55, and 56 Block 1.

(Street Address): Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 14A	Citation 24 CFR 507.202
Type of Recipient Grantee, Contractors	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Rehab units @ <50% MFI	Annual Units 20
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana

Priority Need: Other

Project: Lot Acquisition

Activity:

Description: Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, & 56 Block Group 1. Projects and utilization of the properties may include the following: (1) Donation to non-profit housing developers to build affordable housing, (2) City sponsored rehabilitation and re-sale to qualified homebuyers, and (3) Donation to other organizations to support CDBG-eligible programs. Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tracts 53, 54, 55, and 56 Block 1.

(Street Address): Various

(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 01	Citation 24 CFR 570.201(a)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Rehab Owner-Occupied	Annual Units 1

Local ID	Units Upon Completion
Funding Sources:	
CDBG	\$17,868
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	

Total \$17,868

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: C-U Independence
Activity:

Description: Funds will be used towards the installation of new flooring throughout the individual apartments, hallways, stairwells, and common areas, and to paint an exposed sprinkler system at their supported-living apartment building for individuals with development disabilities. C-U Independence facilitates the work of Developmental Services Center by managing their group home on Kerr Avenue in Urbana.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract

(Street Address): Kerr Avenue
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 03	Citation 24 CFR 507.201(c)
Type of Recipient Grantee, Subrecipient	CDBG National Objective Benefit low- & moderate- income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator DV victims	Annual Units 24
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$60,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$60,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: Center for Women in Transition
Activity:

Description: Funds will be used for the installation of additional sprinklers to provide fire suppression within the facility formerly operated by A Woman’s Place. The sprinklers need to be placed in the community rooms, hallways, and offices providing services to their clients. This requires piping to be installed through solid “firewalls” and connected to the existing pressurized system, and then attaching sprinkler heads, at the shelter located on East Main Street in Urbana.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract 55

(Street Address): 1304 East Main Street
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 03	Citation 24 CFR 570.201(c)
Type of Recipient Grantee, subrecipient	CDBG National Objective Benefit low- & moderate- income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012

Performance Indicator Persons w/ DD	Annual Units 500 persons
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$11,851
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....

Assisted Housing	Total	\$11,851
PHA		
Other Funding		

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: Center for Women in Transition
Activity:

Description: Funds will be used to remove the old kitchen and install new flooring, electrical outlets, cabinetry, plumbing, countertops, and painting the room, at the shelter located on Church Street, Champaign.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: NA

(Street Address): 504 East Church Street
(City, State, Zip Code): Champaign, IL 61820

Specific Objective Number	Project ID
HUD Matrix Code 03	Citation 24 CFR 570.201(c)
Type of Recipient Grantee, subrecipient	CDBG National Objective Benefit low- & moderate- income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons with MI	Annual Units 7 (at any given time)

Local ID	Units Upon Completion
Funding Sources:	
CDBG	\$8,250
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	

Total \$8,250

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction’s Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: YMCA at the University of Illinois
Activity:

Description: Funds will be used to increase the accessibility of the YMCA building, specifically to renovate the men’s and women’s bathrooms on the lower level.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: NA

(Street Address): 1001 South Wright Street
(City, State, Zip Code): Champaign, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 03	Citation 24 CFR 570.201(c)
Type of Recipient Grantee, Subrecipient	CDBG National Objective Benefit low- & mod-income persons

Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Persons served	Annual Units 2,000 persons
Local ID	Units Upon Completion

Funding Sources:
CDBG

\$5,240

ESG	Assisted Housing	
HOME	PHA	
HOPWA	Other Funding	
Total Formula	Total	\$5,240
Prior Year Funds		

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction’s Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: Mental Health Center of Champaign County Housing Corporation
Activity: Carroll Avenue Supporter Apartment Program

Description: Funds will be used to install lighting upgrades in the kitchen and bathroom of each unit at the Carroll Avenue Supported Apartment Program, a 16-unit affordable housing complex with psychiatric disabilities located in Urbana.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract 54

(Street Addresses): 1105 North Carroll Avenue
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 06	Citation 24 CFR 570.201(f)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons

Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Homeless families served	Annual Units 24
Local ID	Units Upon Completion

Funding Sources:		Prior Year Funds	
CDBG	\$3,275	Assisted Housing	
ESG		PHA	
HOME		Other Funding	
HOPWA		Total	\$3,275
Total Formula			

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities & Improvements
Project: Urbana Neighborhood Connections Center
Activity:

Description: Funds will be used to renovate flooring in the Center located in Urbana. Two areas to be replaced include the central assembly area and the computer lab floors. Prior to January 2010, the building had been vacant for approximately 5-6 years; portions of the carpet are severely damaged and portions of the tile are broken or missing.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract 55

(Street Addresses): 1401 East Main Street
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 06	Citation 24 CFR 570.201(f)

Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012

Performance Indicator	Annual Units	HOPWA	.....
Homeless families served	150 persons	Total Formula	.....
Local ID	Units Upon Completion	Prior Year Funds	.....
		Assisted Housing	.....
		PHA	.....
		Other Funding	.....
		Total	\$1,999

Funding Sources:			
CDBG	\$1,999		
ESG			
HOME			

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities and Improvements
Project: City Infrastructure Projects
Activity:

Description: Funds will be used toward the construction or reconstruction of City infrastructure in one or more of the following projects in the City's Target areas:

Neighborhood Sidewalks - Division (Oakland-Thompson); Busey (south of Sunset) CT 54
Census Tract 53 Street Lighting
Division Street Reconstruction (South of Kerr)
Mathews Street Reconstruction (Church - Ellis) CT 53
Kerr Project Subdivision Infrastructure CT 54

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract 53 & 54

(Street Addresses): Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID	Funding Sources: CDBG \$60,000 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$60,000
HUD Matrix Code 06	Citation 24 CFR 570.201(f)	
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate- income persons	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Homeless families served	Annual Units Target persons >80% MFI	
Local ID	Units Upon Completion 50-100	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana

Priority Need: Homeless/HIV/AIDS

Project: Transitional Housing for Homeless Families with Children

Activity:

Description: Funds will be contributed to the City of Urbana's transitional housing program. Three to five dwellings will be available for homeless families with children. Rent receipts will be another source of revenue. Properties acquired by the City through a federal funding source will be properly mowed and cleaned according to city ordinance as long as they are the responsibility of the City.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area –Census Tracts 53 & 54

(Street Addresses): 710 N. Busey, 814B W. Church, 903 N. Division, 1310 W. Hill, and 1605 S. Wiley
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID	Funding Sources: CDBG \$56,968 ESG HOME HOPWA Total Formula Prior Year Funds Assisted Housing PHA Other Funding Total \$56,968
HUD Matrix Code 06	Citation 24 CFR 570.201(f)	
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons	
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012	
Performance Indicator Homeless families served	Annual Units 6 families	
Local ID	Units Upon Completion	

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana

Priority Need: Public Services

Project: Public Service Activities under Consolidated Social Service Funding Program

Activity:

Description: The balance of available funding at 15% of the current entitlement will be allocated for program activities yet to be determined which would benefit low-income residents of the CD Target Area. The Community Development Commission designates the priorities to be considered by the Urbana City Council for public service funding under the CDBG.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Champaign-Urbana

(Street Address): Various agencies

~~(City, State, Zip Code): Champaign Urbana, IL~~

Specific Objective Number	Project ID
HUD Matrix Code 05	Citation 24 CFR 570.201(e)
Type of Recipient Grantee, Agencies	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Persons served	Annual Units 3-4 Programs
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$12,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Urbana

Priority Need: Public Services

Project: Neighborhood Cleanup

Activity:

Description: One-day, neighborhood cleanup activities will be held in Fall 2010 and Spring 2011, in the Community Development Target Area. Activities will include disposal of junk, debris, and recyclable metal. The program will be co-sponsored by the Urbana Public Works Department.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Areas – Census Tract 53, 54, 55, & 56 Block 1

(Street Address):

(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code 03E	Citation 24 CFR 570.201(c)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Households with new/improved service	Annual Units 500 households
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$8,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	\$7,500 (other funds)
Total	\$15,500

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Other
Project: Clearance of Slum and Blighted Conditions
Activity: Carryover Activity

Description: Funds will be used for clearance of secondary buildings and structures that create health and safety concerns.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Areas

(Street Address): Various

~~(City, State, Zip Code): Urbana, IL 61801~~

Specific Objective Number	Project ID
HUD Matrix Code 04	Citation 24 CFR 570.201(d)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Blighted structures removed	Annual Units 1
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$5,000 (estimated)
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000 (estimated)

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana

Priority Need: Other

Project: Property Acquisition

Activity: Carryover

Description: Funds will be allocated for the purchase and maintenance of properties and structures primarily in Census Tracts 53, 54, 55, & 56 Block Group 1. Projects and utilization of the properties may include the following: (1) Donation to non-profit housing developers to build affordable housing, (2) City sponsored rehabilitation and re-sale to qualified homebuyers, and (3) Donation to other organizations to support CDBG-eligible programs. Funds may also be used for the purchase of homes previously assisted with Urbana CDBG or HOME Consortium funds subject to possible foreclosure or related events that jeopardize the project benefit to low/moderate income persons. Lots will be cleared of substandard structures or debris as needed. The Federal Uniform Relocation Act will govern any necessary relocation activities. Properties may also be acquired and cleared for blight abatement purposes only. City-owned properties will be properly maintained while they are the responsibility of the City.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Areas – Census Tracts 53, 54, 55, & 56 Block 1

(Street Address): Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 01	Citation 24 CFR 570.201(a)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Rehabbed owner-occupied; parcels donated	Annual Units 3
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$58,082
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$58,082

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities and Improvements
Project: Capital Improvement Projects - Kerr Avenue Sustainable Development
Activity: Carryover

Description: Funds will be used towards installation of infrastructure at the Kerr Avenue sustainable, affordable housing development.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tract 54

(Street Address): Kerr Avenue
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 03J, 03K, 03L	Citation 24 CFR 570.201(c)
Type of Recipient Grantee, Contractors	CDBG National Objective Benefit low- & mod-income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator LI households	Annual Units 30-40
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$61,317
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$61,317

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities and Improvements
Project: Infrastructure - Neighborhood Sidewalks
Activity: Carryover

Description: Funds are proposed to be used to construct new sidewalks or reconstruct existing sidewalks in target area neighborhoods.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Area – Census Tracts 53, 54, 55, & 56 Block 1

~~(Street Address):~~ Various
(City, State, Zip Code): Urbana, IL 61801

Specific Objective Number	Project ID
HUD Matrix Code 03L	Citation 24 CFR 570.201(c)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate- income persons
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Households w/ 80% MFI	Annual Units 50
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$43,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$43,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana
Priority Need: Public Facilities and Improvements
Project: Infrastructure - CT 53 Streetlight Reconstruction
Activity: Carryover

Description: Funds are being reserved for a future project that will reconstruct the streetlights in part of Census Tract 53, one of the City's Target Area.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area:

(Street Address):
(City, State, Zip Code):

Specific Objective Number	Project ID
HUD Matrix Code 03K	Citation 24 CFR 570.201(c)
Type of Recipient Grantee	CDBG National Objective Benefit low- & moderate- income households
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Households in targeted areas, <80% MFI.	Annual Units 50
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$78,105
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$78,105

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Planning/Administration

Project: HOME General Administration Activities

Activity:

Description: Personnel, supplies, and other expenses – City of Urbana (\$99,047); City of Champaign (\$11,302); and Champaign County (\$2,727).

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: Urbana

(Street Address): 400 South Vine Street

~~(City, State, Zip Code): Urbana, IL 61801~~

Specific Objective Number	Project ID
HUD Matrix Code 21H	Citation 24 CFR 92.206
Type of Recipient Grantee	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator PJ	Annual Units NA
Local ID	Units Upon Completion NA

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$113,076
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$113,076

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner Occupied Housing

Project: CHDO Reserved Set-Aside (15% Set-Aside Required Each Year, Match Provided by CHDO)

Activity: Un-programmed CHDO funds

Description: Funds will be provided to eligible CHDO project(s) proposed by an organization that has demonstrated success in creating affordable housing opportunities and utilized funding in a timely manner.

CHDO Reserve fund in the amount of 15% of the total annual allocation are being set aside to be allocated to certified Urbana Consortium CHDOs whose proposed project(s) meet project readiness requirements. In order to meet project readiness requirements, the CHDO project(s) receiving reserve allocation(s) must be able to being construction within one year from the date of execution of the agreement.

Three applications were received for HOME CHDO funds from the Consortium's current certified CHDOs, Homestead Corporation and Ecological Construction Laboratory, as well as the Champaign County Neighborhood Alliance for Habitat, a potential new CHDO. A decision on funding these three projects will be made as the budget is finalized and as staff obtains further information about each proposal.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity

Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: HOME Consortium

(Street Address): Various

(City, State, Zip Code): Champaign, Urbana, Champaign County

Specific Objective Number	Project ID
HUD Matrix Code 05R	Citation
Type of Recipient PJ, CHDO	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator PJ	Annual Units 1-3
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$169,613
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$42,403 (Match)
Total	\$212,016

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner Occupied Housing

Project: CHDO Operating Set-Aside (5% Maximum Set-Aside, No Match Requirement)

Activity:

Description: Funds are allocated to locally certified Community Housing Developer Organizations (CHDOs) for eligible operating expenses that support the capacity building efforts of the organization and that are likely to lead to its fiscal independence and stability.

Champaign County Neighborhood Alliance for Habitat (CCNAfH) has applied for CHDO status as a new CHDO with the Urbana HOME Consortium. The organization is awaiting 501(c)(3) approval from the Internal Revenue Service. Any operating funds allocated will be distributed only after this status is received in order to maintain compliance with HOME Program rules.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: HOME Consortium

(Street Address): Various

(City, State, Zip Code): Champaign, Urbana, Champaign County

Specific Objective Number	Project ID
HUD Matrix Code 21I	Citation 24 CFR 92.208
Type of Recipient Grantee, CHDO	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator PJ	Annual Units 3
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$56,538
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$56,538

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Rental Housing

Project: City of Champaign Tenant-Based Rental Assistance (TBRA) Program

Activity:

Description: HOME funds will be used to provide affordable housing assistance to low-income residents of the City of Champaign. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income), based on their approved self-sufficiency plan.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: City of Champaign

(Street Address): Various

(City, State, Zip Code): Champaign IL 61820

Specific Objective Number	Project ID
HUD Matrix Code 14A	Citation 24 CFR 92.206
Type of Recipient PJ	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Affordable housing	Annual Units 12
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$72,000
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$18,000 (match)
Total	\$90,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner Occupied Housing

Project: City of Champaign Neighborhood Revitalization Program

Activity:

Description: Funds may be allocated to existing programs, such as Acquisition-Rehab or Lot Acquisition program, to promote revitalization efforts of targeted neighborhoods. The areas identified may be included in the Neighborhood Wellness Plan or in specific neighborhood plans (i.e. Beardsley Park, Bristol Park, Burch Village Area Redevelopment, etc.) to further goals identified in the plans.

~~Objective category:~~ Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: City of Champaign

(Street Address): Various

(City, State, Zip Code): Champaign, IL 61820

Specific Objective Number	Project ID
HUD Matrix Code 13, 14G	Citation 24 CFR 92.206
Type of Recipient PJ	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Affordable housing	Annual Units 10
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$361,757
HOPWA	.....
Total Formula	.....
Prior Year Funds Assisted Housing	\$24,500 (PI)
PHA	.....
Other Funding	\$90,439 (Match)
Total	\$476,696

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner Occupied Housing; Rental Housing

Project: Champaign County Housing Rehabilitation, Program Delivery, and TBRA Program

Activity:

Description: Champaign County will use its share of HOME funds to provide rehabilitation assistance to both investor-owned properties, as well as single-family owner-occupied projects. It is anticipated the primary program focus will be on single-family owner-occupied rehabilitation.

Champaign County will allocate a portion of its funds for staffing and overhead expenses related to its housing rehabilitation program.

HOME funds will be used to provide affordable housing assistance to low-income residents of the HOME Consortium area. At least 90% of the assisted households will have annual incomes at or below 60% of the Area Median in accordance with HOME Regulations. The participating clients follow a team-approved plan for

~~achieving self-sufficiency and make co-payments toward rent (not to exceed 30% of the household income),~~
based on their approved self-sufficiency plan.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: HOME Consortium

(Street Address): Various

(City, State, Zip Code): Champaign County

Specific Objective Number	Project ID
HUD Matrix Code 14A	Citation 24 CFR 92.206
Type of Recipient PJ	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Affordable housing	Annual Units 3
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$100,524
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$25,131 (Match)
Total	\$125,655

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner-Occupied Housing

Project: Urbana Owner-Occupied Housing Rehabilitation & Program Delivery

Activity:

Description: Funds will be allocated for the rehabilitation of four-seven (4-7) units, including grants and deferred-payment loans in the amount of \$25,000-\$28,000 per household that are intended to address code deficiencies, major renovation needs, relocation expenses and lead-based paint concerns.

Funds will be allocated for coordination and delivery of HOME projects funded with the City of Urbana's share of HOME Consortium funds.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Areas – Census Tracts 53, 54, 55, & 56 Block 1

(Street Address): Various

(City, State, Zip Code): Urbana, IL

Specific Objective Number	Project ID
HUD Matrix Code 14A	Citation 24 CFR 92.206
Type of Recipient PJ	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2010	Completion Date (mm/dd/yyyy) 06/30/2011
Performance Indicator Affordable housing	Annual Units 4-7
Local ID	Units Upon Completion

Funding Sources:

CDBG	.....
ESG	.....
HOME	\$162,184
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	\$32,437 (Match)
Total	\$249,698

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name: City of Urbana & Urbana HOME Consortium

Priority Need: Owner-Occupied Housing; Rental Housing

Project: Unallocated Funding

Activity: Kerr Avenue Sustainable Development &/or Rental Rehabilitation

Remaining balance may be allocated to one or more of the following programs/projects:

- a. Kerr Avenue Sustainable Development: HOME funds are set aside to be used in conjunction with the redevelopment of the City-owned property at 401 E. Kerr Avenue into an affordable, energy efficient sustainable housing development. The project must be consistent with affordable housing goals as outlined in the Consolidated Plan, the 2005 Comprehensive Plan, and must comply with applicable, local, state, and federal regulations.

- b. Rental Rehabilitation:** Funding may be used to assist in the renovation of eligible rental properties in the City of Urbana. Eligible units/properties will be occupied by tenants at or below 60% of the Area Median Family Income and will comply with HOME Program rent restrictions for the area. Long-term affordability restrictions will apply to units renovated through this program, in accordance with the level of HOME subsidy provided to assist each unit.

Objective category: Suitable Living Environment Decent Housing Economic Opportunity
Outcome category: Availability/Accessibility Affordability Sustainability

Location/Target Area: CD Target Areas – Census Tracts 53, 54, 55, & 56 Block 1

(Street Address): Various

(City, State, Zip Code): Urbana, IL

Specific Objective Number	Project ID
HUD Matrix Code 14A	Citation 24 CFR 92.206
Type of Recipient PJ	CDBG National Objective NA
Start Date (mm/dd/yyyy) 07/01/2011	Completion Date (mm/dd/yyyy) 06/30/2012
Performance Indicator Affordable housing	Annual Units 30-40
Local ID	Units Upon Completion

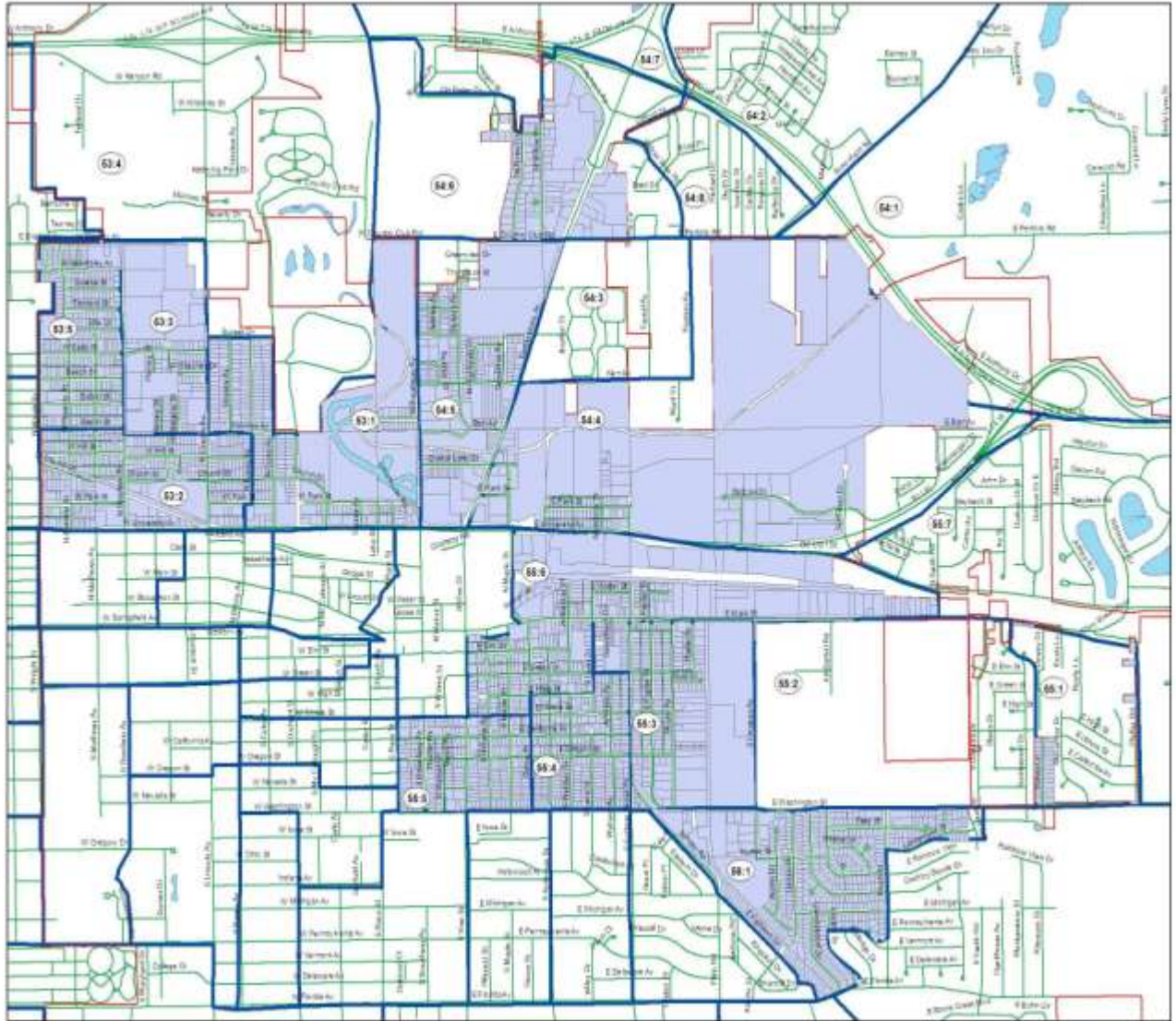
Funding Sources:

CDBG	.....
ESG	.....
HOME	\$69,989
HOPWA	.....
Total Formula	.....
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	\$69,989

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

APPENDIX II
CD TARGET AREA MAP

Community Development Target Area



- Legend**
-  Urbana Corporate Boundary
 -  Roads
 -  Lakes
 -  CD Target Area
 -  Census Block Group Boundary
 -  Census Tract 55
Block Group 1

APPENDIX III

Goals, Strategies, and Activities To Address Local Funding Priorities And Community Need

Goals, Strategies and Activities to Address Local Funding Priorities and Community Need

Goal 1: Provide decent affordable housing opportunities for low- and moderate-income households

Strategy: Increase supply of affordable housing available to low and moderate income households.

Activity: Provide Tenant Based Rental Assistance to households with incomes at or below 60% of the area median, targeting those at or below 125% of the poverty level.

Activity: Support new construction for homeownership sponsored by CHDOs and other nonprofits.

Activity: Support new construction of affordable rental units sponsored by CHDOs and other nonprofits.

Activity: Support and provide guidance for for-profit developers building new affordable renter and owner units.

Activity: Support construction of new affordable rental units through LIHTC, in compatible areas.

Activity: Encourage the development of non-profit housing development organizations eligible for CHDO status.

Strategy: Expand homeownership opportunities for low and moderate income households.

Activity: Support and encourage homeownership education programs.

Activity: Support the Housing Authority of Champaign County's Section 8 Homeownership program.

Activity: Support the development of local Lease Purchase Programs.

Activity: Directly encourage homeownership through downpayment assistance programs such as programs funded with Private activity bond funds.

Activity: Develop new downpayment assistance programs for low-income buyers.

Goal 2: Address barriers to obtaining affordable housing

Strategy: Address issues faced by certain special populations, such as seniors and individuals in need of supportive service/ substance abuse treatment.

Strategy: Partner with other municipalities and agencies in the Consortium area to complete a housing needs study that will identify gaps in the housing stock, including an analysis of current housing availability and a projection of future housing needs.

Strategy: Provide assistance for affordable permanent housing for persons with targeted disabilities.

Strategy: Support efforts to increase accessible and visitable housing units for persons with disabilities.

Activity: Encourage housing developers to include visitability/accessibility measures in new construction efforts.

Activity: Access Grants: Provide grants for approximately 25 low-income residents over a five-year period to increase the supply of accessible and visitable housing.

Strategy: The Urbana Human Relations Division will promote community awareness of the Urbana Human Rights Ordinance and will provide fair housing training for landlords and tenants.

Activity: Education and training opportunities, which focus on eliminating barriers to affordable housing, will be encouraged.

Activity: Encourage the Urbana Human Relations Division, the Building Safety Division, and Persons Assuming Control of their Environment, Inc. (PACE) to join forces in an effort to acquaint developers with local codes and fair housing laws to insure that handicapped units are produced when new housing is constructed.

Activity: Support tenant advocacy and educational efforts by agencies such as the C-U Tenant Union.

Activity: Encourage landlord and community group distribution of information in multiple languages to help overcome language and/or cultural barriers.

Activity: The City could consider undertaking a discrimination testing program to obtain preliminary results to determine if further programs are necessary.

Goal 3: Preserve and improve supply of affordable housing as a community resource.

Strategy: Continue and expand city's repair and rehabilitation programs.

Activity: Senior Repair: Provide home repair service for approximately 175 very low-income elderly households over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care. In addition to home repair, the service would provide referrals to other home-care programs such as Meals on Wheels.

Activity: Emergency Grants: Provide emergency repair service for approximately 55 low-income residents over a five-year period to help maintain those households in their homes longer thus reducing demand for higher levels of sheltered care.

Activity: Whole House Rehabilitation: Provide loans and grants for major home improvements for low-income homeowners to approximately 25 households over the next five years.

Activity: GLO (if funding is available): Provide lead hazard reduction for approximately 22 single family residences over the next five years, in coordination with the Champaign-Urbana Public Health District and the Illinois Department of Public Health.

Activity: Purchase Rehabilitation Resale: Purchase housing that is structurally sound but in need of major code-related renovation, and rehabilitate property for sale as affordable housing to income-qualified households.

Activity: Acquisition-Rehabilitation: Provide funds for downpayment and rehabilitation to low-income homebuyers to purchase and rehabilitate properties that may be in need of repair.

Activity: Rental Rehabilitation: Provide HOME funds for rehabilitation of rental housing units to rent to households with incomes at or below 60% of the area median.

Strategy: Support and encourage home maintenance programs.

Activity: Encourage counseling and educational opportunities and resources, which teach homeownership maintenance skills.

Goal 4: Work with Housing Authority of Champaign County (HACC) to improve conditions for residents of public housing.

Strategy: Promote substantial upgrading of the living environment for residents of Urbana public housing, particularly family units.

Activity: Assist in developing a plan, which partners with the private sector to use private dollars to leverage HOPE VI or other Federal funds, to redevelop units and to replace demolished units with a combination of new on-site units, scattered-site units and Section 8 rent subsidies.

Strategy: Encourage the Housing Authority of Champaign County to increase the number of affordable housing units available to extremely low-income households. Seek additional means of subsidizing very low-income households with rental assistance.

Strategy: Encourage the Housing Authority of Champaign County to increase the earning potential of extremely low-income households.

Strategy: Strongly encourage the Housing Authority of Champaign County to rehabilitate existing units and develop new units, which would be accessible to families, which include persons with disabilities.

Strategy: Encourage the Housing Authority of Champaign County to follow a similar process and design as the Burch Village and Lakeside Terrace redevelopment projects for the demolition or redevelopment of any other Public Housing units.

Goal 5: Support community efforts to provide services and training for low- and moderate-income residents.

Strategy: Encourage and support appropriate area social service agencies to provide additional economic assistance for persons who pay out-of-pocket expenses for medical and psychological services, perhaps by developing a centralized process to contact pharmaceutical companies with requests for donations of medicines.

Strategy: Encourage appropriate area social service agencies to expand recreational, educational, and cultural opportunities and alternatives for very low-income youth and young adults

Strategy: Support expansion of job-training programs for low-income individuals by area social service agencies, and encourage them to conduct a review of all available programs to determine if they meet current need.

Strategy: Support area providers such as the Senior Services Division of Champaign County Regional Planning Commission and Family Service of Champaign County in their efforts to provide supportive services to low-income elderly persons residing in Urbana.

Strategy: Support efforts by local service providers to area youth to increase supportive services available to at-risk youth.

Strategy: Encourage existing childcare facilities to expand services to late night/overnight and weekend hours.

Strategy: Support development of a program(s) by area agencies to provide transitional housing services and/or foster care to teen parents of young children.

Strategy: Encourage current and newly created companies to hire low-income persons by providing public incentives linked directly to hiring local residents.

Strategy: Support agencies that provide services to victims of domestic violence

Goal 6: Provide Support for existing agencies delivering services to homeless individuals and families and encourage the expansion of local services to meet community homeless needs.

Strategy: Support the existing network of local homeless services.

Activity: Continue to provide leadership and support of Continuum of Care.

Activity: Provide support to emergency and transitional shelters through Consolidated Social Service Pool fund allocations.

Strategy: Improve and expand the existing network of local homeless services.

Activity: Support and encourage local efforts to acquire additional grant funding.

Activity: Support accurate and comprehensive data management through the Homeless Management Information System (HMIS) and annual surveys.

Activity: Encourage and support the expansion of transitional housing for women and children.

Activity: Encourage development of emergency shelter services or transitional housing for homeless two-parent households with children.

Activity: Encourage development of transitional living facilities for adults and youth with substance abuse issues.

Activity: Encourage the development of a shelter facility to provide emergency services for elderly persons who are victims of domestic violence.

Strategy: Regularly review and evaluate the needs of the community for homeless and homeless prevention service, and encourage local agencies to match service provided to community needs.

Activity: Encourage and support area agencies to develop services such as Supportive Housing and Safe Havens for targeted populations such as homeless teens, teen parents, families, persons with disabilities, etc.

Activity: Participate in the Urbana-Champaign Continuum of Care, Council of Service Providers to the Homeless, Supportive Housing Program.

Strategy: Take steps to stabilize households at risk of homelessness.

Activity: Develop and support rental assistance programs (such as Tenant Based Rental Assistance, the No Limits Program, and Shelter Plus Care) with and without supportive services for extremely low and very low income persons.

Activity: Work with regional group to provide information and a support network in the case of a need for emergency relocation of residents of multifamily apartments when utilities are disconnected.

Activity: Support programs offering permanent housing solutions for low and extremely low income households (see Goal 1)

Activity: Support educational services including financial literacy, homeowner education and debt management.

Goal 7: Support efforts to reduce the exposure of young children to lead-based paint hazards in their homes

Strategy: Coordinate public and private efforts to reduce lead poisoning hazards and protect young children

Activity: Encourage Private Funding

Activity: Expand Childhood Testing

Activity: Prevention Education

Strategy: Reduce lead-based paint hazards in residential housing, particularly homes occupied by young children

Activity: Lead Assessment in Housing Assistance Programs

Activity: Preserve and Expand Funding for Lead Hazard Reduction Activities

Activity: Temporary Relocation of Occupants during Lead Hazard Work

Activity: Lead Contractor Incentives

Activity: Distribution of Lead Contractor List

Goal 8: Support infrastructure improvements in Urbana's Community Development Target Area

Strategy: The majority of CDBG funds will be targeted toward improvements in and services to the City's Community Development Target Area.

Strategy: The City shall allocate to its designated Community Development Target Area its proportionate share of City capital improvement funds for upgrading infrastructure. CDBG funds may be set aside during one fiscal year for infrastructure projects scheduled in another fiscal year in order to fulfill a commitment to a scheduled project.

Goal 9: Preserve and support Urbana's neighborhoods as vibrant places to live.

Strategy: Identify and encourage or assist in removal of blighting and deteriorated structures from neighborhoods.

Activity: Perform regular surveys of City to identify deteriorated housing and accessory structures that need to be addressed either through repair or removal.

Activity: Using CDBG funds, clear dilapidated accessory structures such as sheds and garages from income qualified owner-occupied properties

Strategy: Acquire and clear deteriorated housing and vacant lots for donation to non-profit home construction programs. Acquisition and clearance efforts may be implemented in the CD Target areas and will be focused on the King Park Neighborhood in accordance with the King Park Neighborhood Plan.

Activity: Using HOME and/or CDBG funds to acquire vacant properties and deteriorated and/or substandard structures that will be cleared as necessary, for donation to a non-profit housing developer for the purpose of new construction of affordable housing.

The City will properly maintain such properties until transfer of ownership occurs.

Strategy: Explore the creation of a Neighborhood Revitalization Strategy for low-income Urbana neighborhoods.

Strategy: Clearly identify and document designated Brownfields and seek additional funding sources to alleviate same.

Strategy: Through its Neighborhood Organizations, the City will support resident involvement in neighborhood housing development projects.

Activity: Encourage the creation and development of local groups concerned with furthering the interests of their neighborhood. Specifically, encourage such groups to accomplish non-profit status by obtaining a 501(c)3 designation, thus making them eligible for grant funding.

APPENDIX IV

Citizen Participation and Public Input

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Monday, January 3, 2011, 7:00 P.M.
City of Urbana Council Chambers
400 South Vine Street, Urbana, Illinois**

Minutes

Present: Kelly Hartford, Jennifer Gonzalez, Community Development Services Department, City of Urbana; Dennis Roberts, Urbana City Council.

Kelly Hartford called the meeting to order at 7:20 p.m.

Ms. Hartford stated the purpose for this public hearing was for the public to provide input on the proposed City of Urbana & Urbana HOME Consortium Annual Action Plan (AAP) for FY 2011-2012. AAP is the annual budget as part of the five-year Consolidated Plan. Notice of this public hearing was published on Wednesday, December 22, 2010 in the Champaign-Urbana News-Gazette, posted on the City of Urbana's website, and mailed and emailed to various social service agencies and interested citizens.

Dennis Roberts, member of the Urbana City Council, spoke on behalf of two constituents who are also members of the Lierman Neighborhood Advisory Committee: Gabe Lewis and Robin Arbiter. At the November 9, 2010 meeting of the Advisory Committee, several problems were discussed, including: tenants being asked to leave because of illegal activities, barriers to affordable housing, and the lack of impact that the Annual Action Plan has in directly benefitting tenants as opposed to homeowners.

It was also discussed at the November 9th meeting that there is a lack of lighting east of Lierman Avenue. Many streets are unlit. A survey may be an option to discern whether residents feel that more lights are needed. Between Washington and Hunter on Austin Court, Lanore, and Country Squire streets there are loitering issues. This may need to be evaluated as a safety element and cost benefit analysis, given the high volume of emergency calls made from the area.

Robin Arbiter reported issues of youth throwing rocks on the west side retaining wall of Urbana Townhomes on Lierman Avenue. Mr. Roberts relayed that Ms. Arbiter asks that the City consider changing the landscaping in that area of Lierman Ave. as part of a beautification project. This would eliminate the rock throwing problem and could be worked out with the Park District. Changing out the sidewalks may also make the project feasible under the Community Development Block Grant Program. Ms. Arbiter suggested that a park be included in the area of the retaining wall, including checkerboard tables.

Mr. Roberts continued with Ms. Arbiter's comments, noting that she had indicated where the sidewalks needed maintenance in her area. On Lierman Avenue, between Hunter and Washington Streets, there are places on the east side of the street that are uneven because the sidewalk slabs are no longer level. Mud has been an issue when it is raining. On the north side

of Washington between Glover and Philo there are similar concerns. Also, on Philo by Wabash the curb cuts are too steep.

Included in the Lierman meeting notes (see attached document) there was discussion of a community garden. The Advisory Committee may be interested in Neighborhood Organization Grants to begin publishing a neighborhood newsletter. Ms. Hartford noted that she would look into the guidelines for the program since it has been out of commission for some time. Also discussed at the meeting was the issues of litter on City streets. The group is considering an adopt-a-street program.

Mr. Roberts mentioned that at the back end of Aspen Court there is a need for a footpath that leads to Philo Road. This could be a potential beautification project if the City were to engage the park district in paving the path. Private property may impede this process.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted



Jen Gonzalez, Grant Coordinator

Lierman Neighborhood Advisory Committee (LNAC)

November 9, 2010

6:00 PM

Urbana Free Library

- Rock throwing – Robin
 - Gravel landscaping put on west side of Lierman Avenue adjacent to Urbana Townhomes
 - Young people sit on wall after school, have unlimited supply of rocks, throw at signs, throw at people
 - Solution – Dennis: remove wall, create sloping concrete slab
 - When kids were causing trouble at a retaining wall near King School, it was replaced with a small park
 - Solution – Robin: need to channel energy
- Concern about latent anger over Kiwane Carrington death in Champaign in 2009
 - Gun ownership
 - Not allowed in public housing
- 1616 Hunter – Gabe
 - Has been vacant all year, no “For Sale” or “For Rent” has been present
 - Dennis: If there are maintenance problems (grass not being mown, etc.), call Public Works
- Urban fashion shop next to Phillips 66 on Washington Street
 - Gabe asked Robin if the sign blocking the sidewalk ramp has been removed.
 - Robin: sign has just fallen off the ramp, is just sitting there
- Peddler at Brookens Center – Gabe
 - There has been a peddler outside the Brookens Center. County administration has informed staff to call Urbana Police if he is spotted.
- Walk & Bike To School Day – Gabe
 - Dennis & Gabe attended Prairie’s Walk & Bike To School Day on Wednesday morning, October 6. All kids participating lined up at the Foursquare Church on the southeast corner of Washington & Kinch Streets, and crossed Washington and walked into Prairie together. Bused students were dropped off at the school, walked to the church, then walked back to the school. Dennis & Gabe talked to the crossing guard, too. The event stressed the health benefits of walking to school, and the importance of pedestrian safety.
- Shoveling sidewalks – Gabe
 - With winter approaching, Gabe wanted to mention the importance of homeowners shoveling their sidewalks for kids walking to school, and other residents. When people walk in the street, there is a danger of cars hitting them. With many houses in the neighborhood being renter-occupied, this issue is important to keep an eye on.
- Raised sidewalks – Robin
 - Sidewalks with steep elevation changes need to be fixed for residents in wheelchairs, as travel becomes very jarring otherwise.
- City Council visit
 - Need to get parents get to the meeting if we expect kids to come
 - Robin’s goal: empower residents – give them more in their community

- Robin knows a guy at Rainbow Apts – Charles – that would be a great parent volunteer. Been in the neighborhood a long time, cares about these issues.
- Robin knows another guy named Sharif
- Advertise at March clean-up day
- Need to create events that create wins – Robin
- Dennis – need to have an event that gets people’s attention (i.e. Community center at former Tri-Star building)
- Newsletter – Gabe
 - Robin – there were two competing newsletters
 - Birthdays, good news, recipes, safety information
 - Wants rights & responsibilities listed
 - Advocacy?
 - Shaun Williams could write it – barber in Champaign, increased community dialogue
 - Quarterly
 - Apartment communities, stores
 - Woodnotes, Shady Pines News
 - Send to Mayor’s Office
 - Positive news
 - Creates LNAC identity
- Dennis – There is a Libertarian video about how to deal with police that we could use here
- Robin – we should have a policeman at our next meeting
 - Bring concerns
 - Determine solutions for retaining wall
- Robin – found tiki torches & Halloween trash along Ivanhoe Way. Units are empty. Squatters? People could be using tiki torches because it’s getting colder, which is a concern because open flames should not be present in vacant units.
- Housing Report presented to City Council – Dennis
 - Recent local report states that there will be a need for 50 more affordable housing units in Urbana in next 5 years
 - Report shows that there could be more of a need for housing for the rich
 - Large families are waiting for housing
 - This is all according to known demand
- Robin – served on a committee with Kerri Spear (City of Champaign Neighborhood Services) from 2005-2007 to determine the need for accessible housing – found no need

To Do:

- Gabe: Sign up for Adopt-A-Street for Washington Street
- Dennis: Follow up with the Boys & Girls Club participants in Urbana being picked up by bus. Invite them to learn about city government by attending a city council meeting. They don’t have to stay the whole time.



**NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM
 FY 2011-2012 ANNUAL ACTION PLAN
 7 PM, MONDAY, JANUARY 3, 2011**



PRAIRIE SCHOOL LIBRARY, 2102 E. Washington St, Urbana – SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>ORGANIZATION</u>
Dennis Roberts	507 E. Green St.	344-0069	Lierman Neighborhood Advisory Committee
Jan Gonzalez	400 S. Vine St.	384-2535	Urbana City Council
Jelly Hartford	400 S. Vine St.	328-8263	

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Tuesday, January 4, 2011, 10:00 A.M.
City of Urbana Council Chambers
400 South Vine Street, Urbana, Illinois**

Minutes

Present: Kelly Hartford, Jennifer Gonzalez, Community Development Services Department, City of Urbana; John Sullivan, Center for Women in Transition; Janice McAteer, Developmental Services Center; Michael Fuqua and Jennifer Valade, Salvation Army; Janice Mitchell and Misty Bell, Urbana Neighborhood Connections Center, Inc.; Reverend Troy A. Burks of the Champaign County branch of the NAACP. See attached sign-in sheet.

Kelly Hartford called the meeting to order at 10:05 a.m.

Ms. Hartford stated the purpose for this public hearing was for the not-for-profit social service agencies to provide input on the proposed City of Urbana Urbana HOME Consortium Annual Action Plan (AAP) for FY 2011-2012. AAP is the annual budget as part of the five-year Consolidated Plan. Both documents are on the City's website. Notice of this public hearing was published on Wednesday, December 22, 2010 in the Champaign-Urbana News-Gazette, posted on the City of Urbana's website, and mailed and emailed to various social service agencies and interested citizens.

Ms. Hartford and Jennifer Gonzalez gave a brief overview of the 2010-2011 Annual Action Plan, as well as the Community Development Block Grant and HOME Investment Partnerships Programs.

John Sullivan, Executive Director of the Center for Women in Transition (CWIT) noted the lack of shelter for intact families in the community, as well as a need for an emergency shelter that serves women. He stated that resources will be needed to build facilities to serves those needs in the future. Ms. Hartford responded that Decatur is working to serve those needs with the Decatur Refuge Center for Families and that the program could serve as a model in the future.

Mr. Sullivan noted that while social service agencies need funding for maintenance, a set-aside should be put into place to serve new programs when the needs change in the community. Janice McAteer of the Developmental Services Center agreed with Mr. Sullivan and said that new services lack funding, which stagnates change in programs as new needs are presented. She urged the Urbana City Council as well as the Champaign City Council to visit the social service agencies in the community. Many changes have been made due to the cutbacks from the State, and the result has been a significant change in operations.

Mr. Sullivan commented on the large amount of funding that is brought into the community from State and Federal funds, suggesting that the social service sector should be reframed and seen as an investment in the community. The funding that they receive brings in jobs and boosts the

economy even if it is not a traditional business model. Ms. McAteer added that the social service sector relieves other public service and facility needs in the community on both a human and economic level.

Michael Fuqua of the Salvation Army provided input on the need for movement and change in social services. Times have changed and so services need to change. Families have become a need in a way that they were not before. Mr. Sullivan added that collaboration is needed amongst the municipalities to determine what resources are available. Even meeting on a quarterly basis, a lot could get done with very little money.

Jennifer Valade of Salvation Army noted that the men's shelter has been at full capacity since March of 2010. Staff have had to continue to turn away men because of a lack of space, and those needs are increasing. Salvation Army will be trying to secure funding for a Veterans (VA) Program. The employment training program run by Salvation Army has already passed its initial quota. Staff are considering which direction to take regarding increased services. Mr. Sullivan added that CWIT is looking into VA funding as well to provide those services to women.

Mr. Sullivan brought up the issue of reduced funding for social services while the cost of living is increasing. New grants and additional grants do not solve funding issues if there is too much administrative work associated with them. Funding consolidation is needed to make the process easier. Ms. Hartford replied that a group had been formed in the past to consolidate the application process in an effort to improve efficiency in administration issues. Because of the large amount of differing information needed for each individual grant or program, no solution was found and the application process could not be streamlined. Mr. Sullivan responded that the issue is more of a funding allocation concern rather than an application problem.

Ms. McAteer contributed to Mr. Sullivan's comments, saying that the State is still not making regular payments to social service agencies. As of the hearing the State owed the Developmental Services Center about \$2.4 million. Local resources are becoming important. DSC has had to forego some grant applications because the reporting and application processes cost more than the actual grant offered. Education on these issues is needed.

Mr. Sullivan added that a conversation is needed to support the goals of the community, including the City of Urbana's and those social service agencies in similar lines of work. He also noted that investing in new projects is only feasible if projects are large enough.

Ms. McAteer recognized the City of Urbana for continuing to serve the social service community with funding and said that the City's efforts to provide funding opportunities are appreciated.

Janice Mitchell, founder of the Urbana Neighborhood Connections Center (UNCC) in Urbana commented on the City's role in helping to build the organization. UNCC is a grassroots organization, and a lot of time and effort was put into obtaining a facility to serve as a neighborhood center. At this time the UNCC only serves Urbana residents, but there is a need in Champaign for similar services. A space is now provided in the center for parents to access resources for their children. The center is quickly becoming a linkage and referral center because parents need additional resources to feed their children. The facility opened on January

19, 2010 and has obtained 501(c)3 status. The organization has added on a Family Wellness Center as part of the building, which provides opportunities to discuss mental health issues and other important topics related to family health. The space also serves the community as a location to host meetings, and it is quickly becoming a community center.

Mr. Sullivan brought up the community need for an integrated services portal for social service information, such as a '211' phone number. A community grant would be needed to support such a service. Bloomington has a "211" line, and while funding is difficult to obtain, at least the service is available. The issue needs to be put in the context of public services at the City of Urbana, the City of Champaign, etc to make it accessible to all residents.

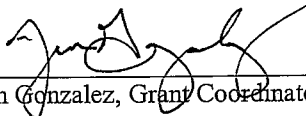
Reverend Troy A. Burks of the Champaign County branch of the NAACP noted that social services impact many people and urged the City to move forward in a manner that best serves the community in these difficult economic times. He encouraged the City to continue to do outreach and to seek to collaborate and strategically plan the upcoming year.

Mr. Sullivan added that racial and sexual discrimination issues are even more prevalent in a strained economy. Mr. Sullivan also inquired on how to advocate to senators for additional funding. Rev. Burks noted that the City could take the initiative on informing the public of ways to lobby and engage the state and federal representatives that have an impact on the local community.

Ms. Gonzalez provided information on the upcoming meeting schedule for the Urbana Community Development Commission as well as the Annual Action Process as a whole. Ms. Hartford announced that Grants Management Division will continue to accept written and e-mailed public comments on the Consolidated Plan and Annual Action Plan.

The meeting adjourned at 11:01 a.m.

Respectfully Submitted



Jen Gonzalez, Grant Coordinator



PUBLIC HEARING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM
 FY 2011-2012 ANNUAL ACTION PLAN
 10:00 AM, TUESDAY, JANUARY 4, 2011



CITY COUNCIL CHAMBERS, 400 South Vine Street, Urbana - SIGN-IN SHEET

NAME	ORGANIZATION	PHONE	EMAIL
MISTY T. BELL	URBANA Neighborhood Connections Center		217-954-1749 MISTYTHEBELL@YAHOO.COM
John Sullivan	CWT	352 7151	jsullivan@cwt-cu.org
Rev. Troy A. Burks	Champaign County Branch NAACP	480-7858	trfredomfighter@gmail.com
Jen Gonzalez	City of Urbana	384-2335	jmgonzalez@urbana.illinois.us
Immafer Valade	Salvation Army	373-7825	
Michael Frava	Salvation Army	373-7832	
Janice McAteer	DSC	356-9176	jmcateer@dsc-illinois.org
Janice Mitchell	Urbana Neighborhood Connections Center	954-1749	janice@urbanaconnectionscenter.org

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Tuesday, January 4, 2011, 7:00 p.m.
City of Urbana's Council Chambers
400 South Vine Street, Urbana, IL**

Minutes

Present: Jen Gonzalez and Connie Eldridge, Community Development Services Department; Reverend Doctor Eugene Barnes, Executive Director of Metanoia Centers; Matt Tumo. See attached sign-in sheet.

Jen Gonzalez called the public hearing to order at 7:06 p.m.

She announced the purpose of this public hearing was for the public to provide input on the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2011-2012. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was published on Wednesday, December 22, 2010 in the *Champaign-Urbana News-Gazette*, posted on the City of Urbana's website, announced in the City's newsletter, *Neighborhood News*, which was mailed to residents in the Community Development Target Area, and mailed and emailed to various social service agencies and interested citizens.

Rev. Dr. Barnes commented about research on federal money from the recent federal stimulus. Despite the influx of millions of dollars, only eight jobs were created in Champaign County. He supports a Community Benefit Movement, where a broad community-based coalition confronts developers and is involved when public subsidies are used. Community benefits policies attach standards to all subsidized development. Living wage ordinances, local hiring requirements, and mixed-income housing requirements are examples of community benefits standards. A Community Benefit Agreement would be a binding agreement that is part of the RFP process for developers. This movement, which started in the United Kingdom, has spread and is easily customizable (*see attachment 1*).

Ms. Gonzalez reviewed the regulations for Section 3 of the McKinney Vento Act, which requires hiring local lower-income persons. Rev. Dr. Barnes has worked with the cities and the University of Illinois on how to advance more contracts to minority and female contractors. There is a great disparity between the University's amount of contract funding and the highest dollar amount for minority contractors. There was discussion about good faith effort, prevailing wages, and the need for a trained workforce.

Rev. Dr. Barnes also discussed modernizing the Community Reinvestment Act (CRA) (*see attachment 2*). He reviewed the history of the CRA, the original intent, and encouraged citizens to ask local lenders for their CRA report. He stated cities should not deal with banks that have

failing CRA scores. The Community Reinvestment Group never rose above making loans to homeowners and does not really address larger topics.


Concerning Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, Rev. Dr. Barnes wanted these funds to meet unmet needs in the community. Are present organizations meeting those needs, or do they need capacity building? Another priority would be sustainable jobs with living wages. He supported community-led economic development. While Metanoia's original focus was building affordable housing, it now focuses on predatory lending, foreclosures, credit counseling, summer youth employment training, and advancing children's savings accounts.

Ms. Gonzalez gave a brief overview of the Annual Action Plan and discussed Tenant Based Rent Assistance.

Matt Turino supported the above mentioned projects, such as community jobs programs. There was discussion on Ecological Construction Laboratory's current and past affordable housing projects.

Ms. Gonzalez adjourned the meeting at 8:10 p.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant II

Attachment 1: Community Benefits – Practical Tools for Proactive Development
Attachment 2: National People's Action – Modernizing the Community Reinvestment Act



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
URBANA HOME CONSORTIUM

FY 2011-2012 ANNUAL ACTION PLAN
7 PM, TUESDAY, JANUARY 4, 2011

Executive Conference Room; 400 Vine St, Urbana - SIGN-IN SHEET
City Council Chambers



NAME	ADDRESS	PHONE	ORGANIZATION
Rep. Dr. Eugene Dennis	809 So. Mattis	355-6823	Metropolitan Council
Matt Timmo	403 S. G-lover	722-3716	
Connie Eshenly	400 S. Vine St Urbana	384-2447	City of Urbana
Jan Gonzalez	n	384-2335	n

A Hatchment 1 Responding to the Challenges of Today's Cities

Across the country, local elected and appointed officials are embracing the community benefits model of development. It provides new tools and new partnerships to help tackle the tough challenges facing urban communities. Concerns about quality of life and working poverty, coupled with dwindling federal funds, have put pressure on local governments to find new solutions while making every dollar count.

Government investment in development must be leveraged in order to produce real, positive changes.

Community benefits tools help public officials harness economic development to create more equitable and inclusive local economies, address poverty and unemployment, and spur neighborhoods' long-term vitality.

A community benefits program makes local governments a powerful force for improving the lives of workers, families and their communities.

"Our elected leaders can exert tremendous influence on a city's economic and social landscapes, which are inextricably linked. Creating an economy that meets the real needs of residents should be at the top of the priority list for any city leader."

— MADELINE JANIS
Board Member, Community Redevelopment
Agency of Los Angeles

What You Need to Know About Community Benefits

Quality economic development projects can transform local economies and create shared prosperity. With a community benefits approach to growth, development can create good jobs, revitalize underserved communities, increase tax revenues, and build on existing local assets.

A community benefits approach includes a range of concrete tools. Community benefits agreements (CBAs) enhance individual projects, or apply standards to whole redevelopment areas that will affect many individual projects. Community benefits policies, like living wage and local hire regulations, lift thousands of workers and families out of poverty. Ultimately, local governments

can institutionalize community benefits by routinely negotiating them as part of every development deal. Together, these instruments ensure that development lifts up workers and communities.

Community benefits tools have been put to work across the country — in older, industrial regions in the Northeast and in burgeoning Western cities; in small and large cities; and in regions with slow and hot markets.

Community benefits coalitions are pro-growth, recognizing that new development is critical for expanding prosperity. The community benefits model is smart business, enabling developers to use community input to create better projects and gain public support.

Key Principles

The community benefits approach is based on a few simple principles.

- **Lift all boats.** When local governments make major public investments in private development projects, there should be clear and specific mechanisms for distributing the benefits of that investment throughout the community.
- **Address real needs through public participation.** Meaningful public participation in development decisions ensures that new projects meet self-identified community needs. Community members should have a say in decisions that affect them, and development should enhance their quality of life.
- **Establish clear expectations.** The expected benefits from development projects should be clearly articulated and incorporated into all development documents. Writing down developers' and community members' responsibilities creates more public trust, allows for honest assessment of projects, and establishes legal standing to enforce developers' promises.
- **Create real accountability and ensure meaningful implementation.** Local officials and developers should be held accountable for making sure development expectations are met. Under the community benefits model, monitoring and reporting on outcomes ensures that developers meet stated goals. Local governments and community leaders are empowered to impose consequences for non-compliance.

“If public money is put into a project, the resulting public benefit should be quantifiable. The purpose of a CBA is to define what the public is getting out of the deal. Spelling the terms of the agreement out clearly is simply a principle of good negotiating.”

—JEANNE FAATZ,
Denver City Council

*“If the community is left out of the development process, decisions end up being financial ones, and the true needs of the community are not met. Even when we’re talking about basic needs — schools, day care, affordable housing, environmental issues — things that are beneficial to everyone in the city, developers simply look at them as costs. This is why the community **MUST** have a seat at the table.”*

—LORRI GALLOWAY, Anaheim City Council

“Building support for a large, mixed-use project in a disadvantaged neighborhood is a real challenge. The CBA we negotiated for the Hunters Point Shipyard provided crucial guarantees of affordable housing and local jobs, and showed a real commitment by the developer and the City to deliver the community benefits the neighborhood deserves. By bringing a coalition of labor and community groups to the table, the CBA process built trust, support, and credibility for this vital project.”

— GAVIN NEWSOM, Mayor of San Francisco

Why the Community Benefits Model Works

Community benefits tools maximize returns on local government investments. Development incentives are not enough to create high quality jobs, provide affordable housing, or spark community renewal. Community benefits tools leverage public investment to meet the needs that taxpayers have prioritized.

Community benefits programs can transform regions through stronger, more equitable economies. The community benefits model brings family-sustaining jobs to the urban core and private investment into underserved areas, links development to transit, and contributes to a range of public services.

Community benefits help generate public support for economic development projects. CBA advocates are pro-growth. The CBA negotiation process allows a broad cross-section of the community to weigh in on major developments. Once an agreement is achieved, the developer can feel confident that they have real community support the project, easing the approvals process for everyone.

The community benefits model works for developers, too. Developers like practices that reduce the uncertainties of the development process, such as having local government’s expectations articulated at the outset. Developers may initially balk at the prospect of community involvement, citing the need to satisfy their investors. But many community benefits — like a local hire program — add no additional costs and in fact add value to the end product. Developers who participate in a CBA negotiation often come away with an appreciation of how it improves the final project.

Delivering community benefits is smart business.

Development that responds to real community needs inspires creative design, and attracts retail and residential tenants, as well as a high-quality workforce. The CBA process allows developers to generate advance excitement for projects.

Community benefits agreements hold developers accountable for their promises. Community benefits tools are accountability mechanisms that specify measurable outcomes. CBAs impose consequences for failing to meet stated objectives (e.g., number of jobs created, or units of affordable housing built).

Public input results in better projects that benefit the whole community. The CBA negotiation process allows a broad range of community concerns to be heard and addressed before projects are approved by the City. When residents’ values are prioritized, the resulting project is welcome addition to their community.

Community benefits are part of a smart growth agenda. A community benefits program can make development truly sustainable by ensuring environmental integrity, economic viability, and social equity.

Voters support community benefits. Polls show voters believe the community benefits model of development improves cities. Wisely leveraging public resources links middle-class taxpayers’ priorities to those of needy households.

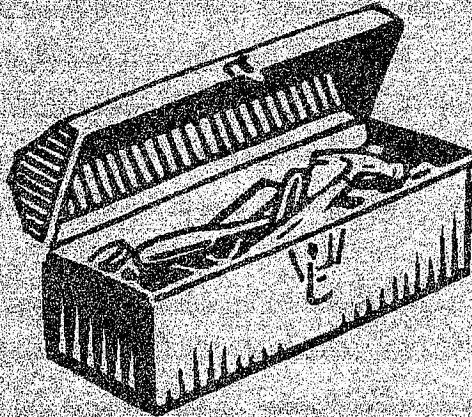
Reverse public investment

to sustain community

1 Community Benefits Agreements

A CBA is a project-specific, negotiated agreement between a developer and a community coalition that outlines the project's contributions to the community. Covering a broad range of issues, CBAs are legally binding and are commonly incorporated into the City's developer agreements.

Community Benefits Tools



A community benefits program uses a range of tools that can be used alone or in combination to enhance and reinforce each other.

Community Benefits Standards

Community benefits policies attach standards to all subsidized development. **Living wage ordinances**, **local hiring requirements**, and **mixed-income housing requirements** are examples of community standards policies. These policies make the development process more predictable by making the community's expectations clear to all stakeholders and reducing the need to articulate community benefits on a per-project basis.

Multi-Parcel Development Projects

Local governments can proactively guide future growth by applying community benefits principles to large parcels of land slated for development.

Policies that Improve the Development and Planning Process

Local governments can advance the community benefits approach to development by establishing policies that increase developer accountability and government transparency, and create better opportunities for community participation.

Requiring developers to produce **community impact reports** that document projects' social and economic impacts is an example of this kind of community benefits policy.

5 Institutionalized Community Benefits

Local governments have the power to make every project that uses public resources a vehicle for shared prosperity.

Local governments can build on a set of municipal policies that establish community benefits baselines by also negotiating project-specific agreements as part of every deal they make.

"We want to be sure that we develop Newark in a way that creates good job opportunities and training for our residents. We are developing standards so that all of Newark benefits from our economic upturn."

— CORY BOOKER, Mayor of Newark

Three communities, three stories

Pittsburgh

In the 1950s, the Hill District neighborhood of Pittsburgh was decimated by the construction of a professional hockey arena. When the state allocated \$290 million to the Penguins to build a new arena in 2007, a community coalition representing the Hill District fought for a CBA to ensure that this time they benefitted from the development. With their city councilwoman's support, the coalition, the City, and the Penguins team negotiated the city's first CBA, ensuring community involvement in decision-making, access to newly created jobs, financial support for economic development and social services, and environmental protections.

Milwaukee

When an elevated highway was torn down in Milwaukee, the city was given the opportunity to redefine its downtown. As a city facing extremely high unemployment, poverty, and racial segregation, leveraging maximum returns for residents from development of the Park East Corridor was critical. Working with a community coalition, Milwaukee County established benefits-based criteria for judging development proposals, giving higher scores to those that use disadvantaged businesses for construction, follow green design principles, provide training and apprenticeships, and provide affordable housing. All projects must comply with construction job quality standards.

Los Angeles

The Community Redevelopment Agency of Los Angeles (CRA/LA) has adopted a bold and unusual mission: "to create economic opportunity and improve quality of life for people currently living in our project areas and their children." To carry out that mission, the CRA/LA has adopted a wide range of innovative policies. Its industrial land policy, for example, curbs the redevelopment of industrial land into mixed-use projects. Industrial development typically provides large numbers of high-quality jobs, while mixed-use tends to create fewer and lower-quality jobs. The CRA/LA also instituted an innovative construction careers policy that requires that the construction of subsidized projects create job opportunities for low-income residents. The agency's mission shift prioritizes development that fights poverty.

Keys to Success

You understand that community benefits can help improve your city. What actions can you take to create or support a community benefits program? Following a few key guidelines will boost your effectiveness while supporting community efforts to maximize returns from development.

ENCOURAGE — but stay out of — private CBA negotiations.

- **DO** tell developers you base your support for development projects on community support. Explain: “I listen to the community when deciding what to do. I believe this coalition represents the community, and I value their perspective on this project.”
- **DO** insist that community benefits promises are written with concrete, measurable commitments. Developers always promise that their projects will create jobs and serve the community, but they are rarely held to those promises.
- **DON'T** tell developers they must enter into a CBA with a particular community coalition in order to get your vote or have the project approved. Doing so can create serious legal and political complications.

SUPPORT — but don't try to replace — the community.

- **DO** incorporate appropriate developer commitments from private CBAs into public development agreements. CBAs should be negotiated with strong community participation. Once the agreement is signed, elements of it can be incorporated into public agreements between the developer and the local jurisdiction. Doing so strengthens the terms of the agreement.
- **DON'T** pass legislation making CBAs required. This can create situations where developers create shell “community” groups and then sign CBAs with them to validate projects. These CBAs rarely include real, measurable, enforceable commitments, and they set a bad precedent.
- **DON'T** support a single-issue agreement with a developer. Strong CBAs cover a wide variety of issues. Though they may designate funds for community uses, CBAs should not grant money to one given community group. Make sure CBAs in your region benefit the whole community.

ESTABLISH TRANSPARENCY AND CONSISTENCY in how projects are evaluated and approved.

- **DO** enact city-wide community benefits policies such as living wage, local hire, and mixed-income housing requirements. These policies raise the bar, but level the playing field by setting standards all development must meet.
- **DO** make sure your redevelopment agency has clear, published criteria for judging development proposals. Your decision to support or oppose a project will be stronger and more defensible if the community is engaged in the process.
- **DO** establish ownership or equity participation to ensure public involvement. When a local jurisdiction controls land or owns part of a project, you can ensure it will be developed according to community benefits principles.

FOR MORE INFORMATION connect to the Community Benefits Leadership Network at the Partnership for Working Families: www.communitybenefits.org



2525 West Alameda Avenue | Denver, CO 80219 | www.communitybenefits.org

The Truth about Community Benefits

The community benefits model poses a new way of thinking about development. Many leaders learning about this approach for the first time have serious questions that need real answers. Read on for the most common myths about the community benefits approach, and the facts you need to make this model work for your community.

MYTH: *Insisting on community benefits drives away development.*

Fact: **Major projects with community benefits are being built across the country.**

Developers appreciate predictability in the development process. Knowing the City's and the community's expectations for a project at the outset makes it easier to put together a good deal. When CBA coalitions agree to support a development project, the developer and the City can feel confident that they have real community support, which minimizes the chances of surprises in public hearings over project approval.

...

MYTH: *Our City never gives subsidies to developers, so we can't pursue CBAs.*

Fact: **Most cities use public resources to incentivize development.**

Development subsidies come in many forms. They may be direct — such as low-interest loans, free or low-cost land, or infrastructure improvements, or indirect — in the form of sacrificed tax revenues or increased property values as a result of zoning changes or height variances. These subsidies represent a local government's assets. Community benefits help ensure that your investment yields positive returns for taxpayers.

...

MYTH: *It's not legal to ask developers to enter into CBAs.*

Fact: **Local governments and community coalitions do have the right to ask for community benefits when public resources are used, but elected officials should observe appropriate protocol.**

According to the Community Benefits Law Center,* you should not require a developer to enter into a CBA with a particular organization in order to have a project approved. But, when the local government puts resources into a project, it is perfectly legitimate for officials to:

- Make clear that the degree of community support will be a factor in deciding whether to grant approvals for a project;
- Require community benefits in the development agreement and other documents that are part of the land use approval process;
- Inform the developer, government staff, and the public of factors that you will consider relevant in voting on discretionary approvals for the project;
- Facilitate CBA negotiations between the developer and coalition members.

...

MYTH: *We shouldn't push for community benefits around job standards because in our community, any job is a good job.*

Fact: **Low-wage jobs do little to improve quality of life for workers and families.**

Leveraging development to increase quality jobs, expand training opportunities, and provide health care benefits to employees improves opportunities for workers and can transform the local economy, especially in communities with high poverty.

MYTH: CBAs end up costing the public more money.

Fact: Many benefits commonly included in CBAs don't cost anything, such as local hiring.

Developers often over-estimate the costs of other provisions. Research has shown that requiring a living wage, for example, has a minimal cost impact on the operations of retailers. Even in construction, labor makes up a small part of overall project costs, so increases in wages and benefits have a minimal impact on the bottom line. Moreover, many of these costs are offset by the time savings and quality improvements gained by using better trained and safer workers. Remember that the community benefits approach brings a greater return on the public's investment. Be sure to weigh the long-term benefits of raising up your community against up-front costs.

...

MYTH: Citizens can comment on our City's development decisions, so we don't need CBAs.

Fact: CBAs make the community's values a priority in new development.

Communities rarely feel that they have sufficient input in development decisions. The CBA negotiation process includes workers and community members who are often excluded. CBAs don't just enhance participation — they give community members standing to make sure developers' commitments are enforced. A CBA generates community buy-in to a project. This means not only public support for development approval, but ongoing involvement in the agreement's implementation and the project's success.

...

MYTH: CBAs are just payoffs to keep special interest groups quiet.

Fact: Community coalitions are not special interests!

A true CBA results from negotiations between a broad coalition of community organizations and the developer of a project. A high-quality CBA does not simply give money to one organization, though it may designate funds for specific programs or community services. Instead, a good CBA spells out clear, measurable outcomes that ensure the project benefits the community.

MYTH: We don't need CBAs because the City already holds developers accountable in our development agreements.

Fact: CBAs give the community the power to monitor and enforce developers' commitments.

Development agreements typically outline the subsidies the government will contribute to a project, and may include information about the developer's plans, but they are often amended time and again as projects change. Community members can't be sure their concerns get addressed in every version, and they don't have the power to enforce the development agreements themselves. CBAs spell out specific commitments from developers and the community. They are legally binding, and often include problem-solving mechanisms and penalties for non-compliance. CBAs empower the community to help enforce community benefits promises.

...

MYTH: Subsidized development always has positive outcomes, so we don't need community benefits.

Fact: Incentives alone do not ensure real gains for the community.

A Connecticut study found that companies that received development subsidies produced only 47% of the jobs they promised to create, effectively costing the state an average of \$54,271 per job.* Developers expect their subsidy arrangements to be carefully documented. If the public invests in a project, the expected return on that investment should also be in a legally binding document. Community benefits ensure that public expenditures truly advance the community, rather than producing dead-end jobs that leave hard-working residents in poverty.

THE PARTNERSHIP
for Working Families

*For sources and more information, connect to the Community Benefits Leadership Network at The Partnership for Working Families: www.communitybenefits.org.

2525 West Alameda Avenue | Denver, CO 80219 | www.communitybenefits.org

Community Benefits Network Leaders

Across the country, local leaders are recognizing the exciting potential of the community benefits approach to development. Hear what a few of these leaders have to say, in their own words, about how community benefits enhance their work.



Community benefits are the cornerstone of a proactive development agenda.

"We are repositioning the CRA/LA as an economic development agency for the city. Our community benefits program is delivering transformative, consistent new investment to areas of the city that had been left behind. The CRA/LA is on a mission is to rebuild the middle class in Los Angeles, project by project, block by block, neighborhood by neighborhood."

— **Cecilia Estolano**
Chief Executive Officer, Community Redevelopment Agency of Los Angeles (CRA/LA)

Community benefits maximize return on investment.

"We need to leverage the city's assets for top value. We're the investors here, and we want to get our money's worth. Instead of giving away the store, we should leverage development projects to achieve larger goals."

— **Chris Nevitt**
City Council member, Denver, Colorado



CBA's create real accountability.

"Without a CBA in place, we ran the risk of the developer making promises, then saying, 'sorry, but things have changed...' With a CBA, there are consequences if the developer doesn't come through."

— **Tonya Payne**
City Council member, Pittsburgh, Pennsylvania



Community benefits are smart business.

"We knew that if we established clear, consistent requirements, developers would find ways to make it work. We've had no shortage of proposals — and some have gone far above the required community benefits."

— **Willie Johnson**
County Supervisor, Milwaukee, Wisconsin

Development can create real change.

"I told developers, 'you can draw me pretty pictures, but what floats my boat isn't gigantic buildings. I want to know how the project will integrate the needs of the poor, the underserved, the workforce. Talk to me when you've come up with something.' And you know what? Developers have been incredibly innovative. They've proposed including features like union hotels, apprenticeship programs, and affordable housing. This isn't a case of me telling them what to include, but asking them to use their development to help solve a problem, and they have."

— **Lorri Galloway**
City Council member, Anaheim, California



Community benefits negotiations make projects better.

"An effective CBA process is a way to integrate the community's needs into the city's development process. Sitting down with folks allows you to learn what matters to them, and it can open the door to different solutions through discussion."

— **Jacky Morales-Ferrand**
Assistant Director of Housing,
San Jose, California

FOR MORE INFORMATION, connect to the Community Benefits Leadership Network at the Partnership for Working Families: www.communitybenefits.org

FOR MORE INFORMATION connect to the Community Benefits Leadership Network at the Partnership for Working Families: www.communitybenefits.org

THE PARTNERSHIP
for Working Families

2525 West Alameda Avenue | Denver, CO 80219 | www.communitybenefits.org

Proactive Development Tools for Every City

Every city is unique, with different strengths, weaknesses, traditions, and goals. The community benefits approach to development includes a range of tools that local governments can tailor to suit the particular needs of their cities.

Older Industrial Cities

With over 16 million people and nearly 8.6 million jobs, older industrial cities remain a vital, if underutilized part of the U.S. economy. These cities often have distinctive historic buildings and parks, as well as charming, walkable neighborhoods that are attracting renewed interest in urban living. Some older industrial cities have retained the economic advantages of industrial infrastructure, natural resources and transportation connections. However, many of these cities are attempting to rebound from periods of slow growth, declining tax bases, and concentrated poverty.

How Community Benefits Can Help

Community benefits can help older industrial cities reinvent themselves and build on existing assets. In many of these cities, officials are eager to use subsidies and other redevelopment tools to spur revitalization. By setting out clear expectations for development outcomes — including quality employment opportunities and meeting community needs — community benefits programs are a concrete way to measure the returns from investment of public resources.

- The community benefits approach to development is pro-growth, and addresses developers' and employers' needs. For example, a first source/ local hiring system makes available a qualified pool of local workers. Similarly, community benefits can ensure that housing affordable to employers' workforces will be available nearby.
- The community benefits model creates an efficient, transparent and effective development review process. By making the city's expectations clear to developers up front, community benefits helps streamline the approval process, decreasing costs to developers.

...

Fast-Growing Cities

Many cities in the Southern and Southwestern U.S. are expanding at phenomenal rates. For example, Phoenix had the largest population increase of any U.S. city between 2005 and 2006. Atlanta also experienced one of the country's greatest population increases between 2000 and 2007, and for every 1% its population grew, the city grew geographically by 10%. These and other fast-growing cities are attractive lifestyle destinations that benefit from an influx of development investment and rising property values. However, without a history of checks and balances on growth, these cities risk outpacing their ability to maintain a high quality of life. New and existing residents may soon find that out-of-control growth creates a lack of services, low-quality jobs, and an imbalance between

where people work and where they can afford to live. Fast-growing cities need to establish a clear vision of the future they want to create for their families and communities.

EXAMPLES

- Milwaukee instituted a standards-based RFP process for 16 acres of its Park East Redevelopment Corridor, favoring projects that will create construction training and apprenticeship opportunities, hire local residents, use green building principles, include affordable housing, and put disadvantaged businesses to work.
- As a result of a CBA negotiated with the Pittsburgh Penguins, Pittsburgh is creating a model first source referral center that will connect employers to qualified local applicants, make local residents aware of new job opportunities, and provide them with job training and career counseling.

Fast-Growing Cities

continued

How Community Benefits Can Help

The community benefits model enables fast-growing cities to harness their enormous potential for development that lifts all boats.

- A community benefits program sets out the city's expectations from developers, ensuring that growth allows residents and officials to realize their long-term vision for the city.
- Community benefits policies can make sure that growth brings real opportunities for all city residents. Attaching job quality standards to construction jobs and opening apprenticeships ensures that fast-growing cities use their thriving construction industry to set workers on a path to the middle class.
- Calling for development to be transit-oriented and include affordable housing, green design and opportunities for locally-owned businesses to thrive ensures that new investment brings balanced growth and serves the community's longer-term needs.

EXAMPLES

- *Atlanta attached community benefits standards to the city ordinance authorizing nearly \$2 billion in public funding for the Beltline transit-oriented development project, ensuring mixed-income housing development, local hiring, high quality jobs, and protection from gentrification.*
- *Orlando's billion-dollar Community Venues Project will adhere to the City's "Blueprint for Using Community Venues to Create a Sustainable Economic Impact" by following living wage and responsible contractor provisions, first source referral and local hiring practices, and providing funds for several new community centers.*

Hot Market Cities

Cities with hot markets are well-established and typically enjoy an attractive combination of regional economic strength, natural amenities, and an influx of the "creative class." Developers outdo each other with proposals to build newer, better, and brighter, but the needs of existing communities are at risk of being overlooked. Gentrification is a concern, as intense demand can cause the cost of living to rapidly outstrip workers' earnings.

How Community Benefits Can Help

Because of developers' strong interest, hot market cities have many opportunities to gain benefits for their communities. Many hot market cities already have a strong regulatory framework, and a community benefits program will add new tools to build on existing partnerships and proactively guide development. Community benefits are needed to make sure that new development advances the whole city by creating opportunities for existing residents. By instituting a community benefits program, cities with hot markets can ensure long-term gains from their current success.

EXAMPLES

- *Los Angeles' Construction Careers Policy requires contractors on subsidized projects to open union apprenticeships to local unemployed and hard-to-hire residents. Over the next five years, this program is expected to move 5,000 households into the middle class. The city is working on a similar policy that will require local hiring on the permanent jobs created by subsidized development projects.*
- *Seattle's Dearborn Street CBA ensures that a major mixed-use project in the Little Saigon neighborhood will include affordable housing and support for local small businesses.*
- *Denver's Gates Cherokee brownfield redevelopment project is a transit-oriented development that will include twice the amount of affordable housing the city required.*

FOR MORE INFORMATION connect to the Community Benefits Leadership Network at the Partnership for Working Families: www.communitybenefits.org

THE PARTNERSHIP
for Working Families

2525 West Alameda Avenue | Denver, CO 80219 | www.communitybenefits.org

Transforming Cities through Community Benefits

The lives of hundreds of thousands of workers and their families have been uplifted through community benefits programs since 2000. The wide range of benefits produced have had profound effects, enabling hard-working people to support their families, expanding badly-needed community services, cleaning the environment, and giving people a real voice in their future.

The new partnerships between communities, local governments and developers created through community benefits programs have generated enormous gains for communities across the nation.

Expanding Access to High-Quality Job Opportunities

Community benefits programs improve the quality of the jobs created by economic development while ensuring those new jobs are accessible to local residents. Thanks to CBAs, thousands of new permanent jobs in major development projects pay workers a living wage. Local hire and first source referral programs created by CBAs are giving local residents first crack at newly created jobs and giving employers access to a qualified pool of applicants. Community benefits also open doors to the middle class for thousands of low-income people through construction apprenticeships and training programs.

- **Los Angeles:** Construction Careers Policy will create 5,000 new prevailing-wage job opportunities for low-income local residents in its first five years of implementation.
- **New Haven:** Yale-New Haven Hospital CBA ensures 500 area residents will be hired over a five-year period, and includes comprehensive career-ladder opportunities.
- **Milwaukee:** Park East Redevelopment Compact requires that all developers, contractors, owners and tenants within the 16-acre Park East Corridor participate in a first source hiring program.
- **Oakland:** Oak-to-9th CBA reserves one out of three apprentice positions for new apprentices, giving 300 local residents the opportunity to start careers in the building trades. It also allocates \$1.65 million for construction job training for local residents.
- **San Francisco:** Bayview-Hunters Point CBA contributes \$8.5 million to a workforce development program for local residents.

Creating Housing for All

Community benefits programs are ensuring that new residential construction brings housing opportunities for people with a wide range of incomes, especially low-income families.

- **Denver:** Gates Cherokee CBA provides 150 (10% of the total) affordable units for sale and 200 very low-income rental units (20% of the total).
- **San Francisco:** Bayview-Hunter's Point CBA contributes \$27.3 million to a Community First Housing Fund that will assist qualified low-income local residents to purchase market-rate units via downpayment assistance, rent-to-own opportunities, and other mechanisms.
- **Atlanta:** Beltline Project ordinance allocates 15% of each Tax Allocation District bond issuance — approximately \$120 million over 25 years — for affordable housing.

Providing Amenities to Underserved Neighborhoods

Redevelopment projects are often intended to bring new residents and visitors into project areas. Community benefits programs are prioritizing the needs of the communities undergoing redevelopment. Examples include:

Community Centers

- **Seattle:** Dearborn Street CBA includes \$200,000 towards the creation of a community center in the local Little Saigon neighborhood.

Youth Centers and Initiatives

- **Los Angeles:** NoHo Commons CBA includes an on-site child care center, with at least 50 spaces reserved for very low-, low-, and moderate-income families.

Providing Amenities to Underserved Neighborhoods, continued

Neighborhood Economic Development

- **New Haven:** Yale-New Haven Hospital CBA provides \$1.2 million for housing and economic development in the area surrounding the hospital.

Grocery

- **Pittsburgh:** Hill District CBA makes \$2 million available for the establishment of the neighborhood's first full-service grocery store.

Subsidized Rents for Community Non-Profits

- **Seattle:** Dearborn Street CBA offers community non-profit organizations below-market rents on 5,000 square feet of space in the project, at a cost of \$1 million to the developer.

Locally-Owned Retail

- **San Jose:** CIM Project CBA set aside retail space for existing small businesses. 30% of retailers will be locally-owned, and another 30% regionally-owned.

Fair and Sustainable Business Climates

- **Seattle:** Dearborn Street CBA prohibits payday lenders and pawnshops from locating in the development.
- **Denver:** Gates Cherokee CBA bans low-road big-box grocery stores.

Environmental Justice

Community benefits programs are improving families' health by cleaning and greening the environment and limiting the negative environmental side-effects of major development projects.

Parks and Green Space

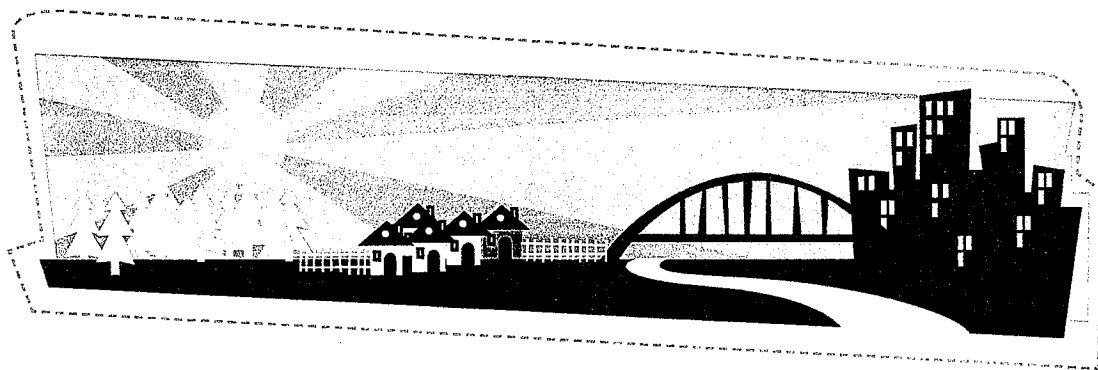
- **Atlanta:** Beltline Project ordinance will create about 1,700 acres of green space in the \$2.8 billion Beltline project.
- **Los Angeles:** Grand Avenue CBA allocates \$50 million to redevelop an existing shopping mall into a 16-acre public park.

Traffic Mitigation and Parking

- **Seattle:** Dearborn Street CBA allocates \$200,000 to mitigate traffic impacts.
- **Los Angeles:** Staples Center CBA includes \$125,000 to create a residential parking permit program.

Pollution Mitigation

- **Denver:** Gates Cherokee CBA establishes the developer's participation and cooperation with a neighborhood Voluntary Cleanup Advisory Board that is monitoring the environmental cleanup of the site.
- **Los Angeles:** LAX CBA includes more than \$8.5 million for an aircraft noise mitigation program, and will curb dangerous air pollutants by up to 90% by mandating retrofitting of on-site diesel vehicles.



FOR MORE INFORMATION connect to the Community Benefits Leadership Network at the Partnership for Working Families:
www.communitybenefits.org

THE PARTNERSHIP
 for Working Families

2525 West Alameda Avenue | Denver, CO 80219 | www.communitybenefits.org

Using Development to Lift Up Communities

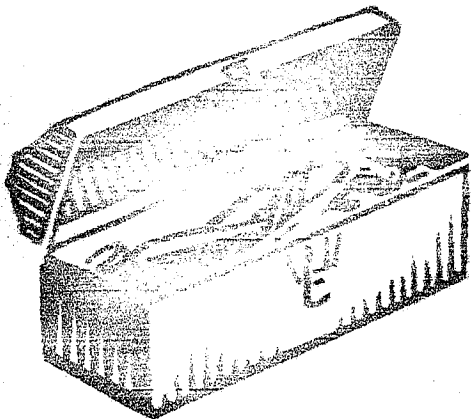
With proactive guidance, new development can make lasting, positive contributions to your community. This table offers a menu of ideas for using a community benefits program to gain maximum returns from development.

COMMUNITY NEED	COMMUNITY BENEFITS PROGRAM COMPONENTS
Housing	<input type="checkbox"/> Affordable units included in market-rate projects <input type="checkbox"/> Higher concentration of affordable units than required <input type="checkbox"/> A portion of affordable units designated for lower-income households <input type="checkbox"/> An affordable housing fund <input type="checkbox"/> A homeownership fund
Job Quality	<input type="checkbox"/> Prevailing wages on construction jobs <input type="checkbox"/> Living wages and benefits on permanent jobs <input type="checkbox"/> Safer workplaces where workers have a voice <input type="checkbox"/> Responsible contractor standards
Job Access and Training	<input type="checkbox"/> A first-source referral system and requirement that new employers try to hire from the system <input type="checkbox"/> Job opportunities for local residents <input type="checkbox"/> Job opportunities for hard-to-employ workers <input type="checkbox"/> Expanded construction apprenticeship opportunities <input type="checkbox"/> A fund for job training
Environment/Green Building	<input type="checkbox"/> Green building practices <input type="checkbox"/> Access to public transit <input type="checkbox"/> Parks and open space <input type="checkbox"/> Traffic management <input type="checkbox"/> Avoidance of heat islands <input type="checkbox"/> Mitigated noise and air pollution <input type="checkbox"/> LEED-certified new buildings
Community Assets	<input type="checkbox"/> Incentives for private investment in distressed areas <input type="checkbox"/> Funding or space for the arts <input type="checkbox"/> Space for neighborhood retailers <input type="checkbox"/> Affordable child care <input type="checkbox"/> A health clinic <input type="checkbox"/> Youth programs and centers <input type="checkbox"/> Support for community non-profits

For the texts of agreements that include these provisions, connect to the Community Benefits Leadership Network at the Partnership for Working Families: www.communitybenefits.org.

1 Community Benefits Agreements

A CBA is a project-specific, negotiated agreement between a developer and a community coalition that outlines the project's contributions to the community and ensures community support for the project. Covering a broad range of issues, CBAs are legally binding and are commonly incorporated into the City's developer agreements.



A community benefits program includes a range of tools that can be used alone or in combination to enhance and reinforce each other.

Community Benefits Standards

Community benefits policies attach standards to all subsidized development. **Living wage ordinances, local hiring requirements, and mixed-income housing requirements** are examples of community benefits standards. These policies make the development process more predictable by making the community's expectations clear to all stakeholders and reducing the need to articulate community benefits on a per-project basis.

Multi-Parcel Development Standards

Local governments can proactively guide future growth by applying community benefits principles to large parcels of land slated for development. If the land is government-owned, officials can incorporate community benefits into requests for proposals.

Policies that Improve the Development and Planning Process

Local governments can advance the community benefits approach to development by establishing policies that increase developer accountability and government transparency, as well as create better opportunities for community participation.

Requiring developers to produce **community impact reports** that document projects' social and economic benefits and impacts is an example of this kind of community benefits policy.

5 Institutionalized Community Benefits

Local governments have the power to make every project that uses public resources a vehicle for shared prosperity.

Local governments can build on a set of municipal policies that establish community benefits baselines by also negotiating project-specific agreements as part of every deal they make.

Eldridge, Connie

Attachment 2

From: Gonzalez, Jennifer
Sent: Wednesday, January 05, 2011 11:40 AM
To: 'Info@metanoiacenters.org'; Eldridge, Connie
Subject: RE: Events - Financial Reform | Atlantic Philanthropies

Thank you, Reverend! We really appreciated your thoughts at the hearing last night – you’ve given us much to think about.

Jen

From: Rev. Dr. Eugene Barnes [<mailto:Info@metanoiacenters.org>]
Sent: Wednesday, January 05, 2011 11:39 AM
To: Eldridge, Connie
Cc: Gonzalez, Jennifer
Subject: Events - Financial Reform | Atlantic Philanthropies

<http://www.atlanticphilanthropies.org/atlantic-events-financial-reform>

Connie/Jen:

Please find attachments pertaining to the upgrading of CRA (Community Reinvestment Act) as envisioned by NPA (National People’s Action). We see these issues as critical in the redevelopment of our communities that have been ravaged by the insensitivity of Big Banks. Our “Hold Banks Accountable Campaigns” need be implemented within each of our respective communities to foster in change and local government needs assume a stance in assisting us in our endeavors to reign in the Big Banks. Our efforts in 1997 to make law both CRA and HMDA (Home Mortgage Disclosure Act) has been quite effective but we have seen how the major banks have continuously been able to fly under the radar of CRA/HMDA.

NATIONAL PEOPLE'S ACTION

Modernizing the Community Reinvestment Act

A modernized Community Reinvestment Act (CRA) is the way to ensure that good, quality credit flows into all communities around the country. CRA can be the primary tool in repairing neighborhoods devastated by foreclosures and supporting small businesses that are key to our financial recovery.

In 1977, Congress passed the Community Reinvestment Act at the urging of community groups. These groups, including NPA, used loan data made available by the Home Mortgage Disclosure Act (HMDA), passed in 1975, to show that their neighborhoods were systematically left out of the mortgage and credit market. CRA was passed to end the practice of "redlining;" the denial of credit to minorities, low and moderate income people and communities that qualified for the loans, but that banks decided didn't deserve credit. The passages of CRA made banks lend everywhere deposits (our money) were taken. Trillions of dollars of good loans were made to qualified borrowers once left out of the credit market. Good loans and good credit helped to build healthy communities and neighborhoods all across America.

The mortgage and financial industry have changed dramatically since 1977. When CRA was passed neighborhood banks made most mortgages. Now, mortgage companies and bank subsidiaries make many loans - over the phone, over the internet and miles away from any bank branch or office. CRA only covers banks that take deposits. CRA does not regulate mortgage companies and bank subsidiaries.

Where and how mortgages are made are not the only changes to have taken place in the financial industry. The explosion of sub-prime lending has meant that neighborhoods, once starved of credit are now overrun with predatory credit. Predatory mortgage loans and payday lenders financed by banks have rushed in and are destroying lives and communities with toxic loans. Of all the sub-prime lending that's out there, a very small percentage comes from CRA regulated banks. Loans made under CRA loans continue to do well and do not have nearly the foreclosure rates of non-CRA regulated loans.

If CRA had been modernized to cover all the institutions making loans and all the areas where loans are made, them, we may have avoided the huge mess of foreclosures, emptied pension funds and rampant unemployment that are a direct result of the mortgage melt-down.

National People's Action recommends that the following updates to the Community Reinvestment Act

- 1. Cover All Lenders and All Lending under the Community Reinvestment Act.**
- 2. Institute a Meaningful CRA Grading System with Real Consequences for Poor Performance**
- 3. Require that any Institution That Engages in Discriminatory Lending Receive an Unsatisfactory Rating**
- 3. Re-Involve the Community in the Community Reinvestment Act Through Open Hearings On CRA Ratings**
- 4. Consolidate and Simplify Reporting so Communities Can Easily Interpret CRA Exam Results**

NATIONAL PEOPLE'S ACTION

Modernizing the Community Reinvestment Act

A modernized Community Reinvestment Act (CRA) is the way to ensure that good, quality credit flows into all communities around the country. CRA can be the primary tool in repairing neighborhoods devastated by foreclosures and supporting small businesses that are key to our financial recovery.

The data universe created by the passage of the Home Mortgage Disclosure Act (HMDA) in 1975 allowed NPA to make the case for the Community Reinvestment Act that passed in 1977. The initial analysis of HMDA data showed that many banks were not lending in the areas where they accepted deposits, signaling racial and economic discrimination. CRA addressed these disparities by forcing banks to meet the credit needs of the communities they serve. Because of CRA, trillions of dollars of good loans were made to qualified borrowers in the past three decades. Good loans and good credit helped to build healthy communities and neighborhoods all across America.

But in the past decade, CRA's effectiveness has been hampered. An evolving mortgage industry has left huge portions of the nation's lending not subject to CRA. A combination of weak regulatory enforcement and a systematic watering down of the law through regulatory changes has left much of the rest of the industry under-regulated. But, even with these handicaps, CRA has been effective.

According to a report issued by the Federal Reserve Board of Dallas earlier this year

"...data...suggest that the CRA prevented the subprime situation from being more severe."¹

NPA and others have been sounding the alarm for years about the dangers of predatory lending, banking deregulation, insufficient regulatory enforcement, and weakening CRA. Each of these factors contributed to the current economic crisis. Together they destabilized the housing market and caused its collapse. A modern, fairly applied CRA will go a long way to bringing fairness and stability back to the markets.

NPA's proposal for modernizing the Community Reinvestment Act (CRA) aims to increase transparency, accountability and stability in the financial system by modernizing the Community Reinvestment Act to address longstanding shortcomings in the execution of the law.

NPA recommends that the following changes to the Community Reinvestment Act regulations be made:

1. Make CRA Cover All Lending

In the last 20 years the universe of lending has changed dramatically. The neighborhood banks that once provided most of the lending in this country have been relegated to a corner of the market.

¹ "The CRA and Subprime Lending: Discerning the Difference" Banking and Community Perspectives

Issue 1, 2009, Federal Reserve Bank of Dallas

Entities such as wholesale lenders, independent mortgage companies and mortgage company subsidiaries of huge Bank Holding Companies now make a bulk of the loans and investments but are almost completely unregulated by CRA.

Institute a Bank Holding Company (BHC) Lending and Investment Test

BHC's are the umbrella corporation for a host of financial services entities but they are not explicitly examined under CRA. Currently only a handful of the financial services that take place under their name are subject to CRA and, even when an affiliate or subsidiary is subject to CRA, the scope of activities that are covered is insufficient. The buck needs to stop at the top and the BHC must be examined for all the lending and investments that take place under its name.

Require All Lenders, Their Affiliates and Subsidiaries to be Subject to CRA

The power of CRA to ensure fairness in capital markets has been eviscerated by policies that allow institutions to include or exclude lending activities of affiliates of holding companies, creating ways for lenders to hide subprime lending activity and unequal credit allocation. If holding companies channel different loan products through different affiliates, as was the case with Citigroup, then any disparate racial patterns associated with the segmented lending may be hidden. Since CRA rewards lenders for the level of loans, an apparent fair distribution of loans in the merged data may mask, for example, the channeling of prime loans to predominately white and higher income areas and the channeling of FHA and subprime loans to minority and low- and moderate-income areas. Moreover, the CRA assessment factors and grading should include not only the lending activities of affiliates and subsidiaries, but the investment activities and servicing activities of the bank and all affiliates and subsidiaries.

Make Lender Assessment Areas Cover Where Loans are Being Made, Held as Investment, or Serviced

In the 1995 CRA regulatory revisions, the Fed and the other regulators actually permitted institutions to draw their CRA assessment areas in any way they pleased as long as the regulator could be convinced that it was a "reasonable" area for the institution to serve. In spite of some language about not discriminating and not excluding low- and moderate-income areas, what was reasonable was ultimately left to the subjective discretion of the examiner. We are recommending that the regulators retake control of the assessment area delineation process. Institutions should be required to include in their assessment area all areas in which they make (or hold in securities or service) 5% or more of the loans in a community and/or requiring that the institution include all low- and moderate-income and minority areas that fall within the area drawn from any of their offices to the farthest point presently included in their service area (to prohibit skipping over minority and lower-income areas).

Require Local Needs Assessments and Reinvestment Plan Report (or Goals)

In the past, when citizens and organizations have placed comments in the lender's CRA file, these were reviewed as part of the factors related to the lender's assessment of credit needs. These comments, challenges, and other activities provided community organizations and the general public with a vehicle to define credit needs, propose the types of programs or loan products that could serve those needs, and also identify operations of lending programs that needed modification. Eliminating the factors related to assessing community credit needs cut the public out of the CRA examination and rating process, and reduced the CRA to a private relationship between the lender and the regulator.

This valuable process of assessing the community needs must be re-established. Had this process been in place in the past decade, the concerns so adamantly put forth by community groups about high risk predatory loans and their consequences would have provided a warning to both the banks and the regulators that could have shut down these unsound markets before they undermined our entire economy. Therefore, the institution must provide a report that defines the credit needs of all of its service areas in the country and lists the types of loans and services they will provide to meet these needs (including the needs and opportunities for future economic recovery and growth). The report should include a plan for the rehabilitation of communities suffering from concentrations of foreclosures and for the support of affordable housing initiatives through the local rural or metropolitan area. The report should include how the lender intends to provide sound credit services to those markets now

served by payday lenders, title lenders, check cashing companies, etc. Reports should be made quarterly on the progress in meeting the goals defined in the above reports.

2. Institute Meaningful Grading System with Real Consequences

The present rating system is limited and arbitrary. Over half of the largest financial institutions receive an Outstanding rating and almost no financial institutions of any size gets less than a Satisfactory rating. For example, while under suit by the City of Baltimore for an appalling record of discriminatory practices, Wells Fargo NA has received a CRA rating of "Outstanding." Obviously, engaging in an entrenched pattern of credit disenfranchisement is hardly an "outstanding" way of meeting the credit needs of a community. CRA grades must reflect the real record of lenders, and regulators should have specific benchmarks against which to rate lenders' activities.

For example, in 1995 when the regulations were revised, the Consumer Advisory Council to the Federal Reserve recommended that institutions that excluded minority areas from their service areas should receive an automatic failing rating. This recommendation should become one of the clear benchmarks in the grading process.

End the Practice of Race-based Loan Denials and Race-based Loan Pricing

For decades, lenders have been using race and other discriminatory practices as a basis for lending decisions. National studies reveal that in upper-income African-American neighborhoods, residents are one-and-a-half times more likely to have a subprime loan than persons in low-income white neighborhoods. Similarly, in neighborhoods where Hispanics comprise at least 80 percent of the population, residents were 1.5 times more likely to have a subprime mortgage loan than the national average rate. We are asking for equal credit allocation, equal credit opportunity, and an end to race-based denials and high costs based on race.

We need to ensure that there is a level playing field for all people trying to access credit. In order to ensure this, the regulations need to assess whether lender are using race as a factor by grading their outcomes. Initially, one of the twelve assessment factors was "evidence of discrimination or other illegal credit practices." But slowly and deliberately, issues of racial and ethnic discrimination were removed from the CRA examination process. Today, the regulatory agencies do not include race or ethnicity in any of their tables for the lending test. All of their analyses are based entirely on various income ranges of borrowers or areas. While Regulators are instructed to 'keep an eye out' for violations of Fair Lending Laws, any findings made are dealt with outside of the CRA exam and not made public

Include Credit Quality in Lending and Investment Tests

After the rampant deregulation of the past two decades, low-income and minority communities began to be flooded with an abundance of bad loans and bad options. Predatory lenders charge outrageous interest rates and fees for financial services in these neighborhoods due to the enduring lack of conventional lending sources. Instead of depository lending institutions, these communities are being served by payday lenders, title lenders, check cashing companies, etc. This has served to create two tiers of lending in the United States, with the people who can least afford it being the ones paying the most for financial services.

Under current CRA regulations, a lender has the option of including or excluding this type of high cost lending from subsidiaries, creating the appearance of a robust lending presence in minority and low to moderate income areas when in reality the credit that is being made available is toxic. This cannot continue. With updated Home Mortgage Disclosure Act data, the Federal Reserve Board, other regulators and community groups will be able to prove categorically the practice of funneling predatory, high cost credit to low-income and minority neighborhoods. Lenders should not be given points for providing toxic credit in place of good credit. A set of benchmark loan characteristics, including

reasonable debt-to-income ratios, allowable fees, interest rate caps and non-onerous credit standards should be instituted for regulators to gauge whether a loan is of good quality and in keeping with overall safety and soundness requirements.

Investments that contribute to a two-tiered credit system should be penalized. For example, if a lender is investing in pay-day loan centers, they are directly harming the community and their CRA grade should reflect that. Conversely, efforts made to supplant high-cost credit should be rewarded with lenders receiving credit for investments in quality micro-lending by the institution or through targeted investments to non-profits and Community Development Financial Institutions.

Require Consequences for the Poor Performance of Subsidiaries and Affiliates.

If any affiliate lender or subsidiary of a BHC receives a failing CRA grade, the BHC would automatically receive a failing grade as well. BHC's should not be able to avoid the negative effects of a financial failing subsidiary, nor should they be able to remain unaffected by the record of an affiliate or subsidiary that does not live up to its CRA obligations.

Require Reinvestment Improvement Plans for Failing Institutions

Any lender, be it BHC, bank or affiliated mortgage company that receives a CRA rating of Low Satisfactory or below should be required to complete a comprehensive reinvestment improvement plan with measurable goals that will guide their way forward to serving the quality credit needs of their communities. The regulator must approve the plan and community groups must have the opportunity to comment and challenge the plan through hearings. Once a plan is accepted, progress against the goals and programs set out in it will form the basis for any subsequent CRA exams with progress against the plan specifically measured ahead of any higher CRA grade is awarded.

Include Foreclosure Prevention and Neighborhood Revitalization Efforts

All lenders should be graded on their record of providing timely and effective foreclosure prevention services, including loan modifications, for all loans they or their affiliates or subsidiaries service. Failure to provide adequate work-outs should have a negative effect on the ratings of the BHC and the affiliates involved in loan servicing.

Lenders also have a major part to play in cleaning up the mess they helped create in the current foreclosure crisis. Lenders must provide funds to acquire and rehabilitate the vast inventory of vacant properties left in the wake of their irresponsible lending. Both direct lending and investments in non-profits engaged in this type of community development should be rewarded through the exam process while failure to do so on a large enough scale should be penalized.

3. Re-Involve the Community in the Community Reinvestment Act

In the 1995 revisions to the CRA regulations, the regulatory agencies eliminated key aspects of the CRA enforcement, including any evaluation of how well the lending institution had assessed the community's credit needs. In essence, the regulatory agencies eliminated the role of the community and cut the public out of the job of ensuring good credit came to their neighborhoods.

Require Public Hearings on Exams

Since CRA was implemented, community-based organizations have been responsible for the creation of hundreds of Community Reinvestment Act agreements and programs. These include state-wide and local activities that created channels for good credit to reach communities and neighborhoods across America. These agreements are not defined in the CRA itself. They arose as part of the assessment of community credit needs and out of the active participation of the communities that the CRA was designed to serve. Often they evolved from the failure of the lending institution to take active steps to comply with the CRA and the failure of the regulatory agencies to enforce the Act. Since there is no 'right to private action' under the CRA, community groups and citizens working with a broad range of development organizations not only defined their credit needs but built the programs and capacity to meet those credit needs through the models provided by these formal CRA agreements. These agreements often arose from comments

placed in the CRA file, from direct contacts and negotiations with lenders, and from challenges and testimony at CRA hearings on banking. Even in this period of the mortgage meltdowns, many of these programs perform better than subprime, FHA, and prime loans.

It has been these programs and the community insights and working partnerships with the banks that have provided the models for both reinvestment and the performance evaluations for sound lending and investments. Therefore, the exam process and the application process need to have a formal role for community input, comments, and challenges.

Require Appeal Hearings on Grades

Incredibly, no public CRA appeal process exists. Banks can challenge ratings that they feel are undeserved, but community groups cannot challenge inflated ratings. Community groups are the ones who really know about banks' performances. We all would benefit from a standardized and rigorous process that is open to the public. Claims of grade inflation should be included in a bank's public CRA file for the next CRA examination.

4. Consolidate and Simplify Reporting

In order for the new CRA to really be an effective tool for cleaning up the mess of the financial meltdown and to be the first line of defense against future implosions, the public must have usable data that is coordinated and standardized. CRA has resulted in billions of dollars of successful reinvestment and in almost every case these investments were the result of a vigilant public and community that challenged a financial institution to do better. The community cannot do its job without access to usable data.

Coordinate Existing and Proposed Data Disclosures

There are a host of new, existing and proposed programs that aim to strengthen bank performance, fix the fall-out from the mortgage crisis and mitigate the effects of the economic collapse and all of these initiatives will and should produce performance data. It is imperative that this data not fall into a black-hole but be brought to light and made good use of. We are recommending that an independent coordinator, housed in the Office of Management and Budget, be charged with coordinating the release and formatting for data that emerges from such programs as the Troubled Asset Relief Program, the Home for Homeowners initiative, the Home Mortgage Disclosure Act and CRA.

Make All CRA Lending and Servicing Test Data Publicly Available

In order for the newly proposed lending tests to be effective, community groups and the public at large must have access to lending test results to discern the players and their impact on local neighborhoods. These results should be published in a usable format for all regulated banks, their servicers, subsidiaries and affiliates.

We recommend that the Federal Reserve work internally to produce complete and usable reports and advocate for the creation of a data coordinator by writing a letter to the White House supporting the creation of this position.

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Wednesday, January 5, 2011, 7:00 p.m.
Washington Early Childhood School Library
1102 North Broadway Avenue**

Minutes

Present: Kelly Hartford and Connie Eldridge, Community Development Services Department.

Others Present: None.

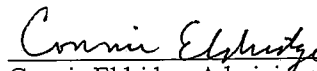
Kelly Hartford called the public hearing to order at 7:10 p.m.

She announced the purpose of this public hearing was for the public to provide input on the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2011-2012. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was published on Wednesday, December 22, 2010 in the *Champaign-Urbana News-Gazette*, posted on the City of Urbana's website, announced in the City's newsletter, *Neighborhood News*, which was mailed to residents in the Community Development Target Area, and mailed and emailed to various social service agencies and interested citizens.

Seeing there were no public comments, Kelly Hartford closed the public hearing at 7:40 p.m.

Respectfully Submitted



Connie Eldridge, Administrative Assistant II



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &

URBANA HOME CONSORTIUM

FY 2011-2012 ANNUAL ACTION PLAN

7 PM, WEDNESDAY, JANUARY 5, 2011

WASHINGTON EARLY CHILDHOOD SCHOOL LIBRARY, 1102 N. Broadway Avenue, Urbana
SIGN-IN SHEET

NAME	ADDRESS	PHONE	ORGANIZATION
Kelly Hartford	400 S. Vine St. U	384-8263	City of Urbana
Connie Edmunds	400 S. Vine St. Urbana	384-2447	"

**ANNUAL ACTION PLAN FY 2011-2012
PUBLIC HEARING**

**Thursday, January 6, 2011, 7:00 p.m.
King School Library
1108 West Fairview Avenue, Urbana**

Minutes

Present: Randy Burgett and Kelly Hartford, Community Development Services Department.

Others Present: Sean Treat, Champaign County Regional Planning Commission

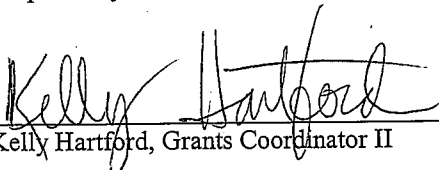
Randy Burgett called the public hearing to order at 7:15 p.m.

He announced the purpose of this public hearing was for the public to provide input on the proposed City of Urbana and Urbana HOME Consortium Annual Action Plan (AAP) for Fiscal Year (FY) 2011-2012. The AAP is the annual budget as part of the five-year Consolidated Plan FY 2010-2014.

Notice of this public hearing was published on Wednesday, December 22, 2010 in the *Champaign-Urbana News-Gazette*, posted on the City of Urbana's website, announced in the City's newsletter, *Neighborhood News*, which was mailed to residents in the Community Development Target Area, and mailed and emailed to various social service agencies and interested citizens.

Seeing there were no public comments, Randy Burgett closed the public hearing at 8:00 p.m.

Respectfully Submitted,



Kelly Hartford, Grants Coordinator II



NEIGHBORHOOD MEETING FOR THE CITY OF URBANA &
 URBANA HOME CONSORTIUM
 FY 2011-2012 ANNUAL ACTION PLAN
 7 PM, THURSDAY, JANUARY 6, 2011

KING SCHOOL LIBRARY, 1108 West Fairview Avenue, Urbana – SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>ORGANIZATION</u>
Randy Bargest	400 S. Vine	384-2373	City of Urbana
Kelly Hartford	400 S. Vine, U.	328-8263	City of Urbana
Sean Treat	1776 E. Washington St.	328-3313	CCRPC



CPMP Non-State Grantee Certifications

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official	Date

Name

Title

Address

City/State/Zip

Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s), **FY 2011-2012** (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

City of Urbana & Urbana HOME Consortium

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Laurel Lunt Prussing

Name

Mayor

Title

400 S. Vine St.

Address

Urbana IL 61801

City/State/Zip

(217) 384-2456

Telephone Number

- This certification does not apply.
 This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

This certification does not apply.
 This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Laurel Lunt Prussing

Name

Mayor

Title

400 S. Vine St.

Address

Urbana IL 61801

City/State/Zip

(217) 384-2456

Telephone Number

- This certification does not apply.
 This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of City of Urbana, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.

10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.
11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR Part 21.

Place Name	Street	City	County	State	Zip
City of Urbana	400 S. Vine St.	Urbana	Champaign	IL	61801
City of Champaign	102 N. Neil St.	Champaign	Champaign	IL	61820
Champaign County Regional Planning Commission	1776 E. Washington St.	Urbana	Champaign	IL	61802
Ecological Construction Laboratory	112 W. Main St.	Urbana	Champaign	IL	61801
Homestead Corporation	306 W. Griggs St.	Urbana	Champaign	IL	61801
Habit for Humanity	P.O. Box 1162	Champaign	Champaign	IL	61824-1162
C-U Independence	604 East Kerr Ave.	Urbana	Champaign	IL	61801
Center for Women in Transition (Domestic Violence Program)	1304 East Main St.	Urbana	Champaign	IL	61801
Center for Women in Transition (Homeless Program)	504 East Church St.	Champaign	Champaign	IL	61820
University YMCA	1001 South Wright St.	Champaign	Champaign	IL	61820
Mental Health Center Housing Corporation – Carroll Ave Apts.	1801 Fox Drive/1105 North Carroll Ave	Champaign/ Urbana	Champaign	IL	61820/61801
Urbana Neighborhood Connections Center	1401 East Main St.	Urbana	Champaign	IL	61801

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
- b. All "direct charge" employees; all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
 - a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Laurel Lunt Prussing

Name

Mayor

Title

400 S. Vine St.

Address

Urbana IL 61801

City/State/Zip

(217) 384-2456

Telephone Number